

EPPING DEVELOPMENT

WALLUMEDEGAL LAND

48-54 BEECROFT ROAD & 52-54 RAWSON STREET

EPPING

SECTION 4.55 SUBMISSION | Rev A | DECEMBER 2025

SHEET NUMBER	SHEET NAME	REV	DATE
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Key Plan:



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D	SECTION 4.55 SUBMISSION - PUBLIC DOMAIN RAMP ADDED	BH	EA	260623
C	GFA UPDATE	BH	EA	251216
B	LEVEL 01 COMMERCIAL GFA AMENDMENT	BH	EA	251215
A	SECTION 4.55 SUBMISSION	BH	EA	251208

Rev	Amendment	By	Chk* Reg. Arch	Date
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Project PA030601
EPPIING DEVELOPMENT
WALLUMEDGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPIING
Phase
SECTION 4.55

Title
A-GENERAL INFORMATION
DRAWING LIST

Drawing Number	Revision
DA-A000010	D

PROPOSED - ACHIEVED

SEC 4.55-NOTES	
KEY	DESCRIPTION
18	APARTMENT MIX ADJUSTED
21	GFA INCREASE
25	CAR SPACE NUMBER ADJUSTED TO DCP REQUIREMENTS

SITE INFORMATION - CONTROLS

SITE

ZONING	E1
SITE AREA	2156 m²
APPROVED S455 GFA	14211 m²
PERMISSABLE FSR	6.59:1
PERMISSABLE HEIGHT	72 m
DEEP SOIL ZONE	150.9 m²
COMM. OPEN SPACE	539 m²

PARKING CONTROLS

	DCP	CLIENT
1B	0.4	0
2B	0.7	1
3B	1.2	2
4B	1.2	2
VISITOR	1 : 7 Dwellings	
MOTORCYCLE	1 : 50 CARS	
BICYCLE	1 : Dwelling	
RETAIL	27	
COMMERCIAL	6	
CARSHARE	4	

GFA - PROPOSED

LEVEL	GFA
L20	25 m²
L19	590 m²
L18	650 m²
L17	650 m²
L16	650 m²
L15	650 m²
L14	650 m²
L13	650 m²
L12	650 m²
L11	650 m²
L10	650 m²
L09	650 m²
L08	650 m²
L07	650 m²
L06	650 m²
L05	650 m²
L04	650 m²
L03	650 m²
L02	656 m²
L01	1313 m²
GRD	1044 m²
G00	422 m²
TOTAL	14450 m²

GFA - PROPOSED

TYPE	GFA
RESIDENTIAL	11747 m²
COMMERCIAL	2703 m²
TOTAL	14450 m²

GFA - APPROVED S4.55

TYPE	GFA
RESIDENTIAL	11581 m²
COMMERCIAL	2630 m²
TOTAL	14211 m²

UNIT MIX - BY LEVEL

LEVEL	1B	2B	3B	4B	COUNT
L20	0	0	0	0	0
L19	0	0	2	2	4
L18	1	4	2	0	7
L17	1	4	2	0	7
L16	1	4	2	0	7
L15	1	4	2	0	7
L14	1	4	2	0	7
L13	1	4	2	0	7
L12	1	4	2	0	7
L11	1	4	2	0	7
L10	1	4	2	0	7
L09	1	4	2	0	7
L08	1	4	2	0	7
L07	1	4	2	0	7
L06	1	4	2	0	7
L05	1	4	2	0	7
L04	1	4	2	0	7
L03	1	4	2	0	7
L02	1	1	4	0	6
	17	65	38	2	122

UNIT MIX - PROPOSED

TYPE	YIELD	COUNT
1B	14%	17
2B	53%	65
3B	31%	38
4B	2%	2
	100%	122

UNIT MIX - APPROVED S4.55

TYPE	YIELD	COUNT
1B	11%	14
2B	66%	81
3B	22%	27
4B	1%	1
	100%	123

COMMUNAL OPEN SPACE ADG3D-1

LEVEL	AREA	%
L20	544.89 m²	25.3

DEEP SOIL PROPOSED ADG3E-1

LEVEL	AREA	%
G00	61.16 m²	2.8367

SOLAR ACCESS PROPOSED ADG 4A-1

SOLAR ACCESS	COUNT	%
>3HRS	87	71%
<2HRS	18	15%
0HRS	17	14%
Grand total	122	100%

CROSS VENTILATION ADG4B-3

COMPLIANCE	COUNT	%
NO	16	39%
YES	25	61%
Grand total	41	100%

CAR PARKING PROPOSED - BY LEVEL

		RESIDENT		VISTOR		RETAIL		COMMERCIAL			
LEVEL	RESIDENT	ACCESSIBLE	CAR-SHARE	VISITOR	ACCESSIBLE	RETAIL	ACCESSIBLE	COMMERCIAL	-ACCESSIBLE	TOTAL	
B04	24	0	0	0	0	0	0	0	0	24	
B03A	28	0	0	0	0	0	0	0	0	28	
B03	13	6	0	0	0	0	0	0	0	19	
B02A	14	0	0	14	0	0	0	0	0	28	
B02	11	7	0	0	0	0	0	0	0	18	
B01A	4	0	2	2	0	14	0	0	0	22	
B01	0	0	2	1	1	11	2	0	0	17	
GLD	0	0	0	0	0	0	0	4	2	6	
TOTAL	94	13	4	17	1	25	2	4	2	162	

BICYCLE PARKING PROPOSED

LEVEL	RESIDENT	VISITOR	RETAIL	COMMERCIAL	TOTAL
B04	14	0	0	0	14
B03A	7	0	0	0	7
B03	14	0	0	0	14
B02A	6	0	0	0	7
B02	11	0	0	0	11
B01A	2	0	0	0	2
B01	39	0	0	0	39
GLD	28	13	0	14	55
TOTAL	121	13	0	14	149

PARKING - MOTORCYCLE

Level	COUNT
B02A	2
B02	1
B01A	3
	6

CAR PARKING - PROPOSED

TYPE	TOTAL
RESIDENT	94
RESIDENT - ACCESSIBLE	13
	107
VISITOR	17
VISITOR - ACCESSIBLE	1
	18
RETAIL	25
RETAIL - ACCESSIBLE	2
	27

COMMERCIAL	4
COMMERCIAL - ACCESSIBLE	2
	6
CAR SHARE	4
	4
TOTAL	162

CAR PARKING - APPROVED S4.55

TYPE	TOTAL
RESIDENT	82
RESIDENT ACCESSIBLE	14
	96
VISITOR	17
VISITOR ACCESSIBLE	1
	18
RETAIL	25
RETAIL ACCESSIBLE	2
	27

COMMERCIAL	4
COMMERCIAL ACCESSIBLE	2
	6
CAR SHARE	4
	4
TOTAL	151

Key Plan:



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C	GFA UPDATE
B	LEVEL 01 COMMERCIAL GFA AMENDMENT
A	SECTION 4.55 SUBMISSION

Rev Amendment

BH	EA	251216
BH	EA	251215
BH	EA	251208

By Chk* Reg. Arch Date

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WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title

A-GENERAL INFORMATION
DEVELOPMENT DATA SHEET

Drawing Number

DA-A100010

Revision

C

THERMAL SUMMARY				
DETAILS	BASIX AND NATHERS - DA / SECTION 4.55. NCC2019, BASIX 3.0.			
EXTERNAL WALLS	INSULATION	COLOUR	TYPE	COMMENTS
	R2.0	Medium - SA 0.65 (Structura Golden Touch YY35BA)	Fibre-Cement with stud wall	External Walls
INTERNAL WALLS	INSULATION	TYPE		COMMENTS
	None	Plasterboard stud		Internally inside dwelling
	R1.2	Concrete (TBC, min 100mm) with stud		Shared wall with core
	R1.2	Single Stud with plasterboard		Shared wall with corridor
	2 × R1.2	Double Stud with plasterboard		Party wall between dwellings
FLOORS	INSULATION	TYPE		COMMENTS
	None	250mm Concrete		Floors suspended above air
	R1.3	250mm Concrete		Unit 19.2 Floors suspended above air
FLOOR COVERING	Bedrooms: Carpet with Underlay		Wet areas: Tiles	Kitchen/living/entry: Timber
CEILING	INSULATION	Type		COMMENTS
	None	Concete, Airspace, Plasterboard		Unit above
	Refer Roof Insulation	Plasterboard		Exposed roof above
CEILING HEIGHTS	Living / dining / bedrooms / studies : 2.7m		Wet areas / hallways: 2.4m	
CEILING PENETRATIONS	Downlights: Sealed LED throughout		Exhaust Fans: Sealed with non return damper to kitchen and all wet areas	
ROOF	INSULATION	COLOUR	TYPE	COMMENTS
	R2.0	Light - SA 0.30 (Worst Case Default)	Waterproofing membrane, Concrete, Airspace, Plasterboard	Units with exposed roof on level 2 and 18
	R3.5	Light - SA 0.30 (Worst Case Default)	Waterproofing membrane, Concrete, Airspace, Plasterboard	Level 19 exposed roof throughout
GLAZING	U-Value	SHGC	OPENING TYPE	COMMENTS
	4.8 or less	0.34 (+/-10%)	Fixed, Sliding Glazing	All units except below:
	4.8 or less	0.34 (+/-10%)	Awning Glazing	
	4.1 or less	0.52 (+/-10%)	Fixed, Sliding Glazing	Units:
	4.1 or less	0.47 (+/-10%)	Awning Glazing	2-2, 3-2, 4-2, 5-2, 6-2, 7-2, 8-2, 9-2, 10-2, 11-2, 12-2, 13-2, 14-2, 15-2, 16-2, 17-2, 18-2, 19-1, 19-2
GLAZING OPERABILITY			Window restrictors to awnings	
GLAZING HEIGHTS	Levels 2 - 18: 2.85m		Level 19: 3.1m / 2.85m for windows to balcony	

BASIX COMMITMENT NOTES

COMMON AREAS:
INDIGENOUS OR LOW WATER USE SPECIES: 26.22m2
LIFTS: GEARLESS TRACTION WITH V V V F MOTOR
SOLAR PV: None

WATER: ALL DWELLINGS
SHOWERHEAD: 3 STAR (>6 BUT <= 7.5 L/min)
TOILET FLUSHING SYSTEM: 4 STAR
KITCHEN TAPS: 6 STAR
BATHROOM TAPS: 6 STAR
CLOTHES WASHER: NOT SPECIFIED
DISH WASHER: NOT SPECIFIED

ENERGY: ALL DWELLINGS
HOT WATER SYSTEM: CENTRAL GAS-FIRED STORAGE (MANIFOLDED)
HEATING/COOLING: 1-PHASE AIRCONDITIONING EER 3.0-3.5 (ZONED BETWEEN BEDROOM AND LIVING AREAS)
BATHROOM VENTILATION SYSTEM: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF, INTERLOCKED TO LIGHT.
KITCHEN VENTILATION SYSTEM: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF, MANUAL ON/OFF SWITCH.
LAUNDRY VENTILATION SYSTEM: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF, MANUAL ON/TIMER OFF SWITCH.
KITCHEN COOKTOP/OVEN: GAS COOKTOP AND ELECTRIC OVEN
FRIDGE: NOT SPECIFIED
DISHWASHER: 4 STAR
CLOTHES WASHER: NOT SPECIFIED
CLOTHES DRYER: 3.5 STAR
INDOOR OR SHELTERED CLOTHES DRYING LINE: NO
PRIVATE OUTDOOR/UNSHELTERED DRYING LINE: NO

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
A	SECTION 4.55 SUBMISSION	DN	EA	260216

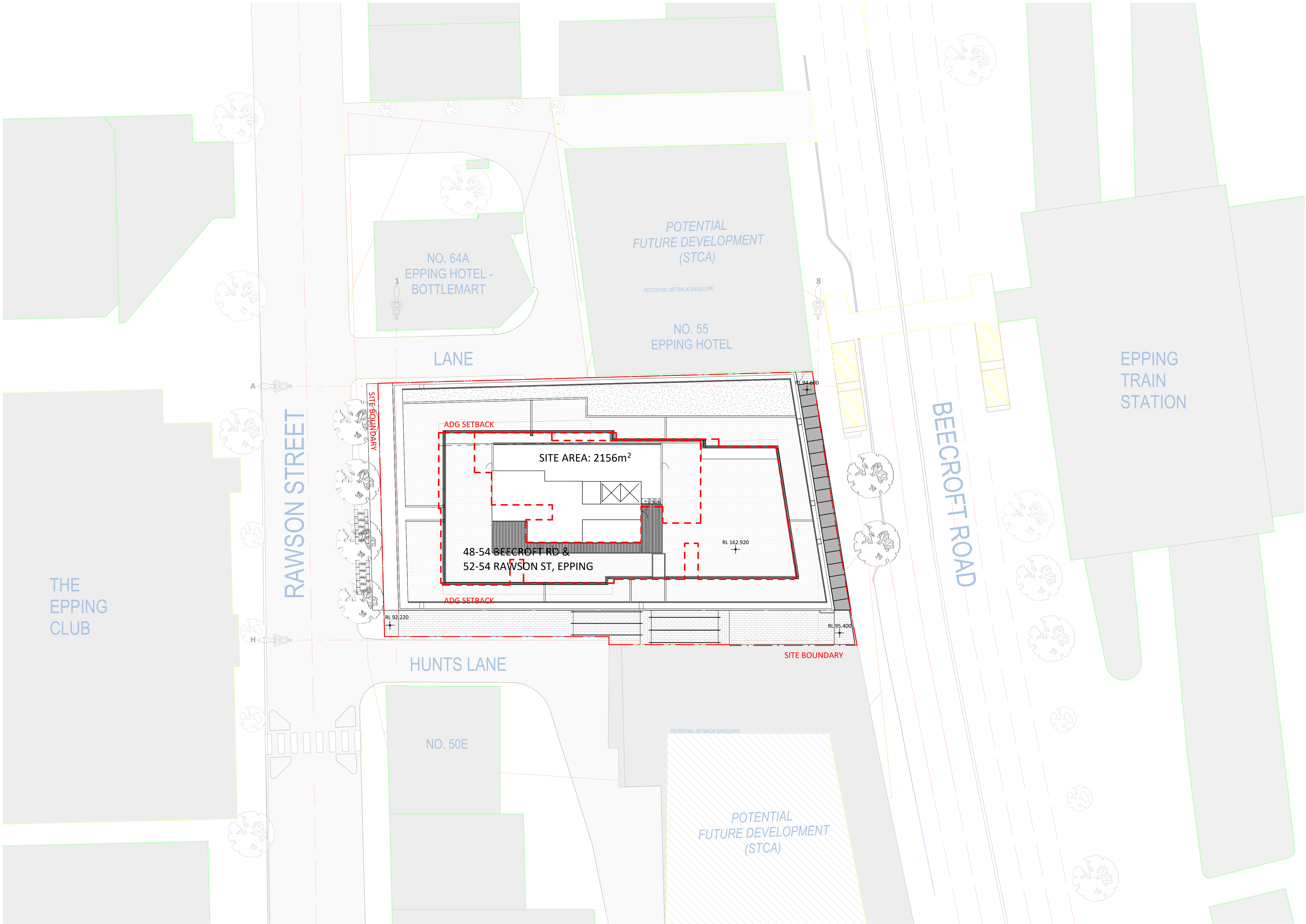
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Project
PA030601 EPPING DEVELOPMENT WALLUMEDEGAL LAND 48-54 BEECROFT ROAD & 52-54 RAWSON STREET EPPING Phase SECTION 4.55

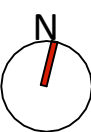
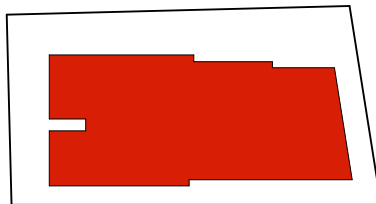
Title
A-GENERAL INFORMATION BASIX NOTES
Drawing Number
DA-A100020
Revision
A



LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date

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DRAWING REPLACING SEC 4.55 APPROVED DA-1101/REV.C-DR

0 m 2.5 m 5 m 12.5 m 20 m
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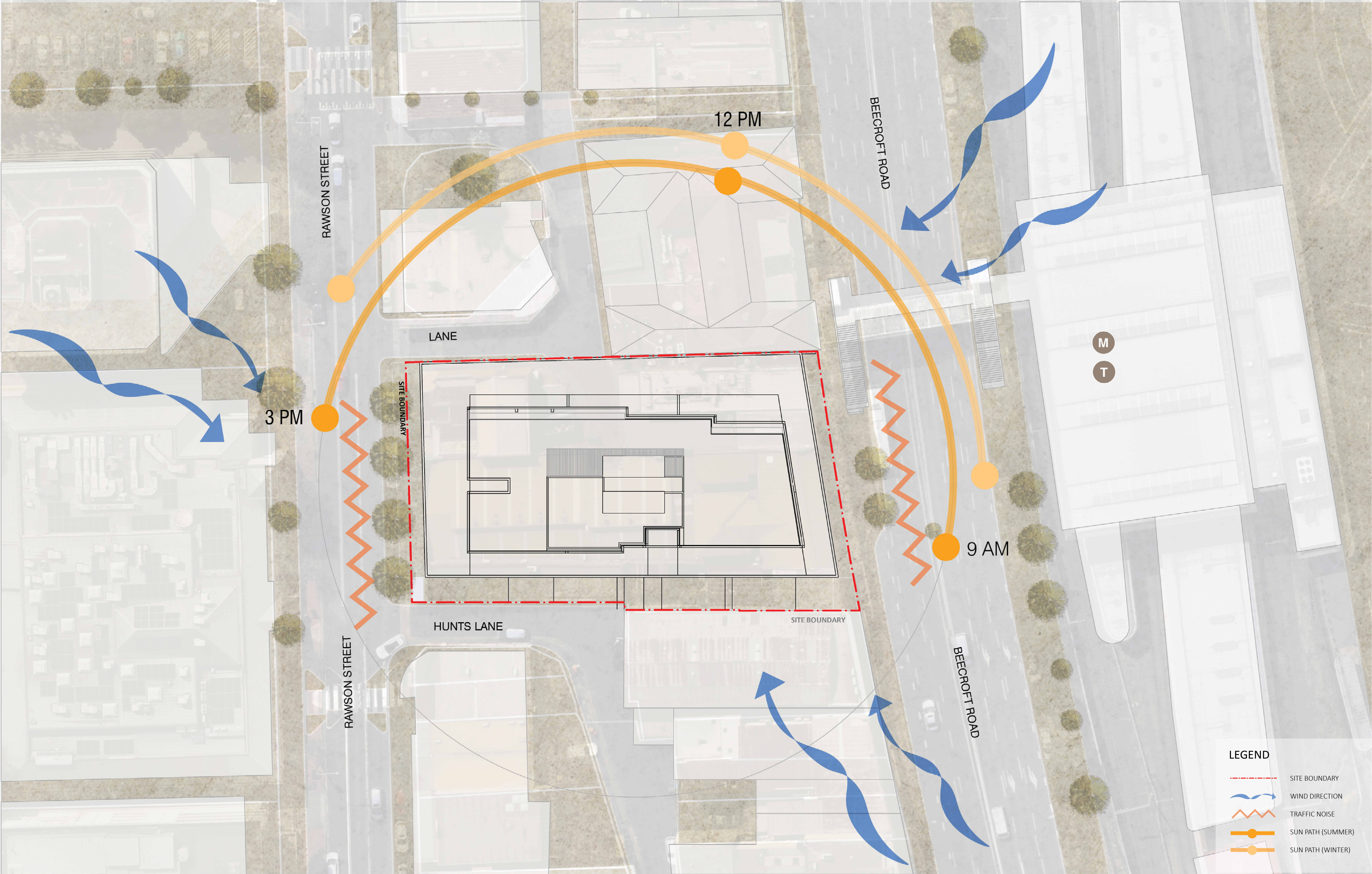
Project PA030601
EPPING DEVELOPMENT
WALLUMEDERAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
A-GENERAL INFORMATION
SITE PLAN

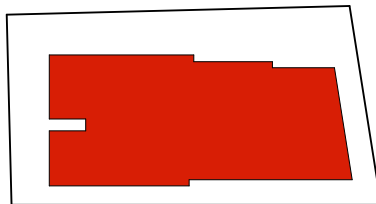
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A SECTION 4.55 SUBMISSION

Rev Amendment

BH EA 251208

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DRAWING REPLACING SEC 4.55 APPROVED

Project PA030601
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WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
A-GENERAL INFORMATION
SITE ANALYSIS

Drawing Number
DA-A200060

Revision
A



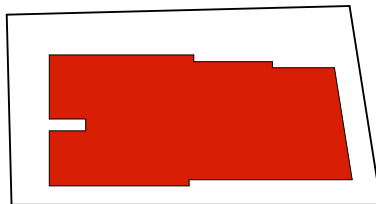
BEECROFT ROAD PERSPECTIVE - PROPOSED



RAWSON STREET LANEVIEW PERSPECTIVE - PROPOSED

SEC 4.55-NOTES	
KEY	DESCRIPTION
10	RETAIL AREA ADDED
12	PLANTERS REMOVED
14	LOUVRES ON FACADE RELOCATED
16	LEVEL ADJUSTED
23	LEVEL 1 FACADE - BLADE NUMBER REDUCED

Key Plan:



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DRAWING REPLACING SEC 4.55 APPROVED A-DA-9001/REV.7-WB

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Project PA030601
EPPING DEVELOPMENT
WALLUMEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
A-GENERAL INFORMATION
PERSPECTIVE 1

Drawing Number
DA-A930010

Revision
A



SEC 4.55-NOTES	
KEY	DESCRIPTION
11	COLONADE ADDED
12	PLANTERS REMOVED
14	LOUVRES ON FACADE RELOCATED
16	LEVEL ADJUSTED
23	LEVEL 1 FACADE - BLADE NUMBER REDUCED

BEECROFT ROAD LANEWAY PERSPECTIVE - PROPOSED

Key Plan:



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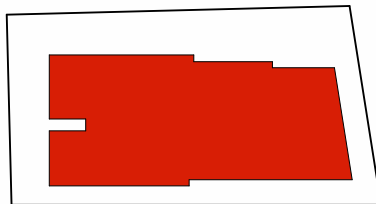
DRAWING REPLACING SEC 4.55 APPROVED		DA-9003/REV.A-DR
Project PA030601 EPPING DEVELOPMENT WALLUMEDEGAL LAND 48-54 BEECROFT ROAD & 52-54 RAWSON STREET EPPING Phase SECTION 4.55		Title A-GENERAL INFORMATION PERSPECTIVE 2 Drawing Number DA-A930020 Revision A



SEC 4.55-NOTES	
KEY	DESCRIPTION
8	PLANT/GARB ROOM/STAIR RELOCATED
10	RETAIL AREA ADDED
12	PLANTERS REMOVED
14	LOUVRES ON FACADE RELOCATED
16	LEVEL ADJUSTED
23	LEVEL 1 FACADE - BLADE NUMBER REDUCED
29	ACCESSIBLE RAMP ADDED

RAWSON STREET LANEWAY PERSPECTIVE - PROPOSED

Key Plan:



Drawing Disclaimer:
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B	SECTION 4.55 SUBMISSION - PUBLIC DOMAIN RAMP ADDED	BH	EA	260623
A	SECTION 4.55 SUBMISSION	BH	EA	251208

Rev	Amendment	By	Chk* Reg. Arch	Date
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DRAWING REPLACING SEC 4.55 APPROVED DA-9002/REV.A-DR

Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

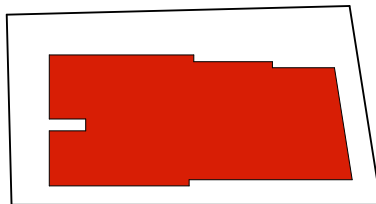
Title
A-GENERAL INFORMATION
PERSPECTIVE 3

Drawing Number	Revision
DA-A930030	B



BEECROFT ROAD LANEWAY AND BUILDING ENTRY PERSPECTIVE

Key Plan:



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A SECTION 4.55 SUBMISSION

Rev Amendment

BH EA 251208

By Chk*
Reg. Arch Date

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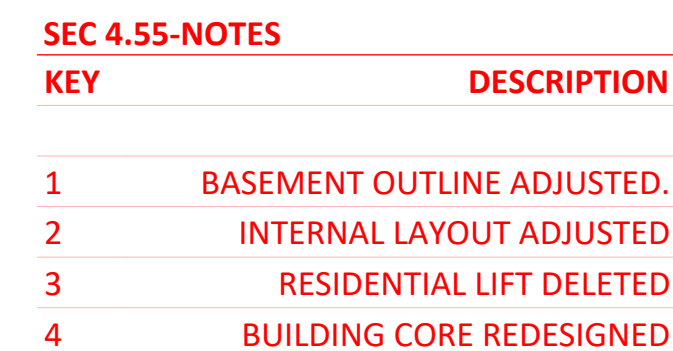
PTW

Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
A-GENERAL INFORMATION
PERSPECTIVE 4

Drawing Number
DA-A930040

Revision
A



LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

Key Plan:



A	SECTION 4.55 SUBMISSION	BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

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PTN

DRAWING REPLACING SEC 4.55 APPROVED A-DA--1201/REV.16-WB

0 m	1 m	2 m	5 m	8 m
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1:100 @A1

Project PA030601

EPPING DEVELOPMENT

WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING

Phase

SECTION 4.55

Title

B1-GENERAL ARRANGEMENT PLANS

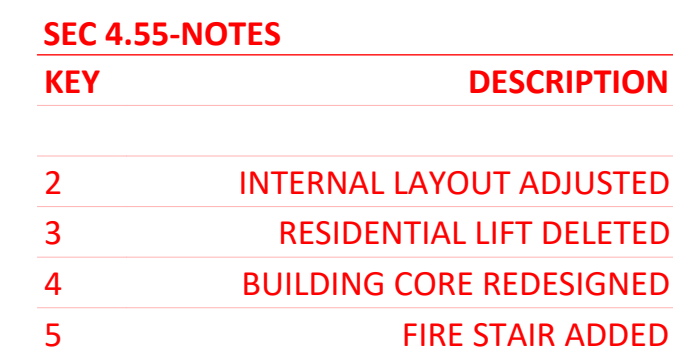
BASEMENT 04 PLAN

Drawing Number

DA-B1B0710

Revision

A



LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

LEVEL	EXTERNAL	EXTERNAL WITH BICYCLE	TOTAL
B01A	2	2	4
B02	9	11	20
B02A	9	6	15
B03	18	14	32
B03A	8	7	15
B04	22	14	36
	68	54	122

0 m 1 m 2 m 5 m 8 m
1:100 @A1

Project PA030601

EPPING DEVELOPMENT

WALLUMEDGEAL LAND

48-54 BEECROFT ROAD & 52-54 RAWSON STREET

EPPING

Phase

SECTION 4.55

SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
3	RESIDENTIAL LIFT DELETED
4	BUILDING CORE REDESIGNED
5	FIRE STAIR ADDED



LEGEND	
R	RESIDENTIAL
V	VISITOR
C	COMMERCIAL
RT	RETAIL
-A	ACCESSIBLE
CS	CAR SHARE
ST	STORAGE

LEGEND	
 	DA / SEC 4.55 APPROVED OUTLINE

PARKING PROPOSED

LEVEL	RESIDENT	RESIDENT-DDA	CAR-SHARE	VISITOR	VISTOR-DDA	RETAIL	RETAIL-DDA	COMMERCIAL	COMMERCIAL-DDA	TOTAL
B04	24	0	0	0	0	0	0	0	0	24
B03A	28	0	0	0	0	0	0	0	0	28
B03	13	6	0	0	0	0	0	0	0	19
B02A	14	0	0	14	0	0	0	0	0	28
B02	11	7	0	0	0	0	0	0	0	18
B01A	4	0	2	2	0	14	0	0	0	22
B01	0	0	2	1	1	11	2	0	0	17
GLD	0	0	0	0	0	0	0	4	2	6
TOTAL	94	13	4	17	1	25	2	4	2	162

BICYCLE PARKING PROPOSED

LEVEL	RESIDENT	VISITOR	RETAIL	COMMERCIAL	TOTAL
B04	14	0	0	0	14
B03A	7	0	0	0	7
B03	14	0	0	0	14
B02A	6	0	0	0	7
B02	11	0	0	0	11
B01A	2	0	0	0	2
B01	39	0	0	0	39
GLD	28	13	0	14	55
TOTAL	121	13	0	14	149

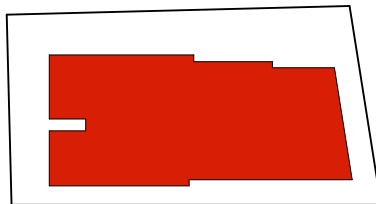
MOTORCYCLE PARKING PROPOSED

LEVEL	RESIDENT	COMMERCIAL	TOTAL
B02A	2	0	2
B02	1	0	1
B01A	0	3	3
TOTAL	3	3	6

BASEMENT STORAGE

LEVEL	EXTERNAL	EXTERNAL WITH BICYCLE	TOTAL
B01A	2	2	4
B02	9	11	20
B02A	9	6	15
B03	18	14	32
B03A	8	7	15
B04	22	14	36
	68	54	122

Key Plan:



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DRAWING REPLACING SEC 4.55 APPROVED DA--1203/REV.D-DR

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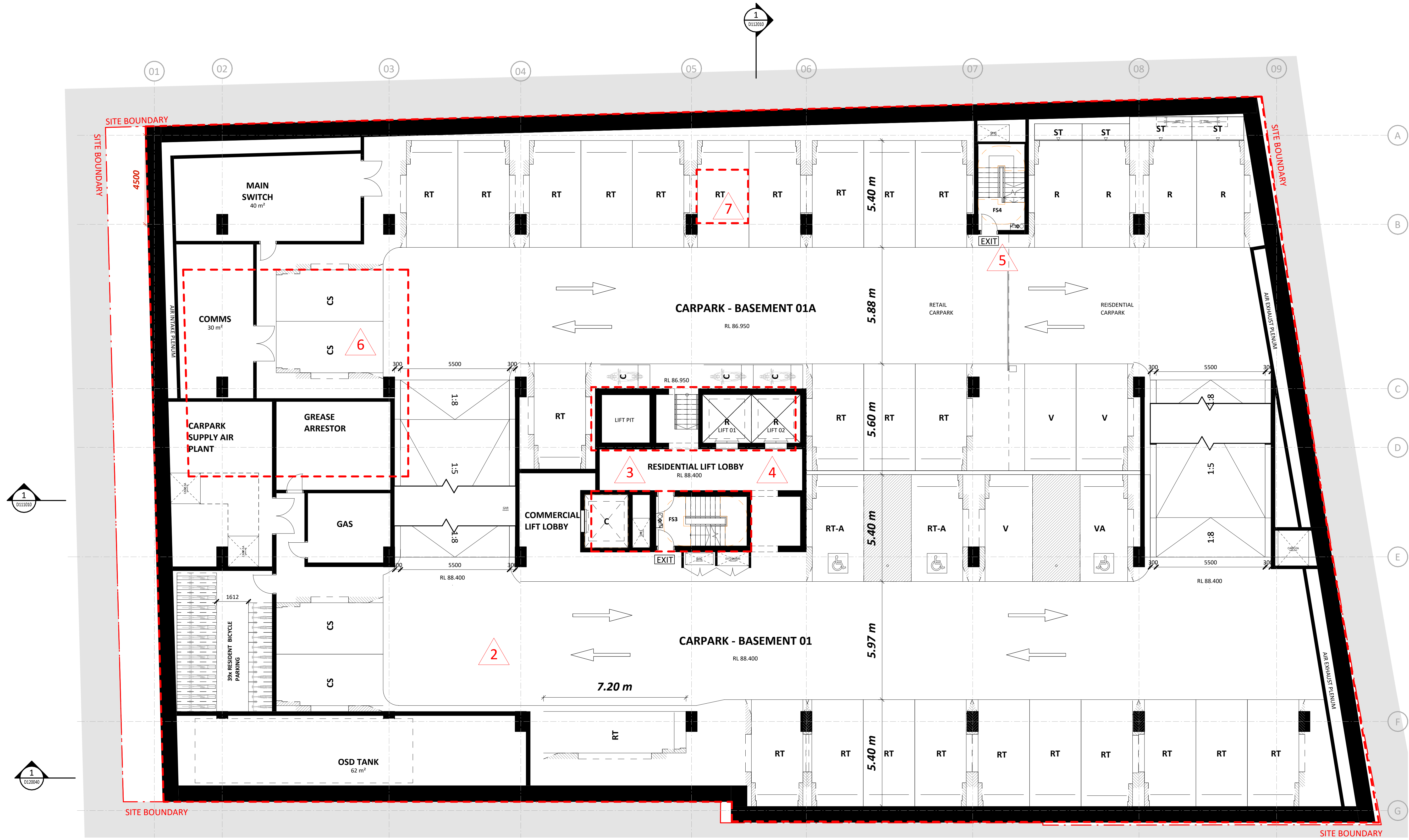
Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
B1-GENERAL ARRANGEMENT PLANS
BASEMENT 02 PLAN

Drawing Number
DA-B1B0910

Revision
A

SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
3	RESIDENTIAL LIFT DELETED
4	BUILDING CORE REDESIGNED
5	FIRE STAIR ADDED
6	END OF TRIP COMMERCIAL FACILITY RELOCATED TO LOWER GROUND FLOOR
7	COMMERCIAL LIFT RELOCATED TO MAIN BUILDING CORE

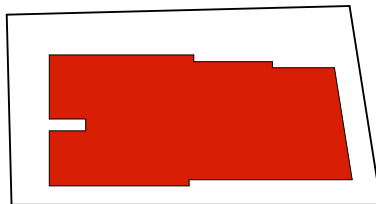


LEGEND	
R	RESIDENTIAL
V	VISITOR
C	COMMERCIAL
RT	RETAIL
-A	ACCESSIBLE
CS	CAR SHARE
ST	STORAGE

PARKING PROPOSED											BICYCLE PARKING PROPOSED						MOTORCYCLE PARKING PROPOSED				BASEMENT STORAGE			
LEVEL	RESIDENT	RESIDENT-DDA	CAR-SHARE	VISITOR	VISTOR-DDA	RETAIL	RETAIL-DDA	COMMERCIAL	COMMERCIAL-DDA	TOTAL	LEVEL	RESIDENT	VISITOR	RETAIL	COMMERCIAL	TOTAL	LEVEL	RESIDENT	COMMERCIAL	TOTAL	LEVEL	EXTERNAL	EXTERNAL WITH BICYCLE	TOTAL
B04	24	0	0	0	0	0	0	0	0	24	B04	14	0	0	0	14	B02A	2	0	2	B01A	2	2	4
B03A	28	0	0	0	0	0	0	0	0	28	B03A	7	0	0	0	7	B02	1	0	1	B02	9	11	20
B03	13	6	0	0	0	0	0	0	0	19	B03	14	0	0	0	14	B01A	0	3	3	B02A	9	6	15
B02A	14	0	0	14	0	0	0	0	0	28	B02A	6	0	0	0	7	TOTAL	3	3	6	B03	18	14	32
B02	11	7	0	0	0	0	0	0	0	18	B02	11	0	0	0	11					B03A	8	7	15
B01A	4	0	2	2	0	14	0	0	0	22	B01A	2	0	0	0	2					B04	22	14	36
B01	0	0	2	1	1	11	2	0	0	17	B01	39	0	0	0	39						68	54	122
GLD	0	0	0	0	0	0	0	4	2	6	GLD	28	13	0	14	55								
TOTAL	94	13	4	17	1	25	2	4	2	162	TOTAL	121	13	0	14	149								

LEGEND	
	DA / SEC 4.55 APPROVED OUTLINE

Key Plan:



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A SECTION 4.55 SUBMISSION

Rev Amendment

BH EA 251208

By Chk* Reg. Arch Date

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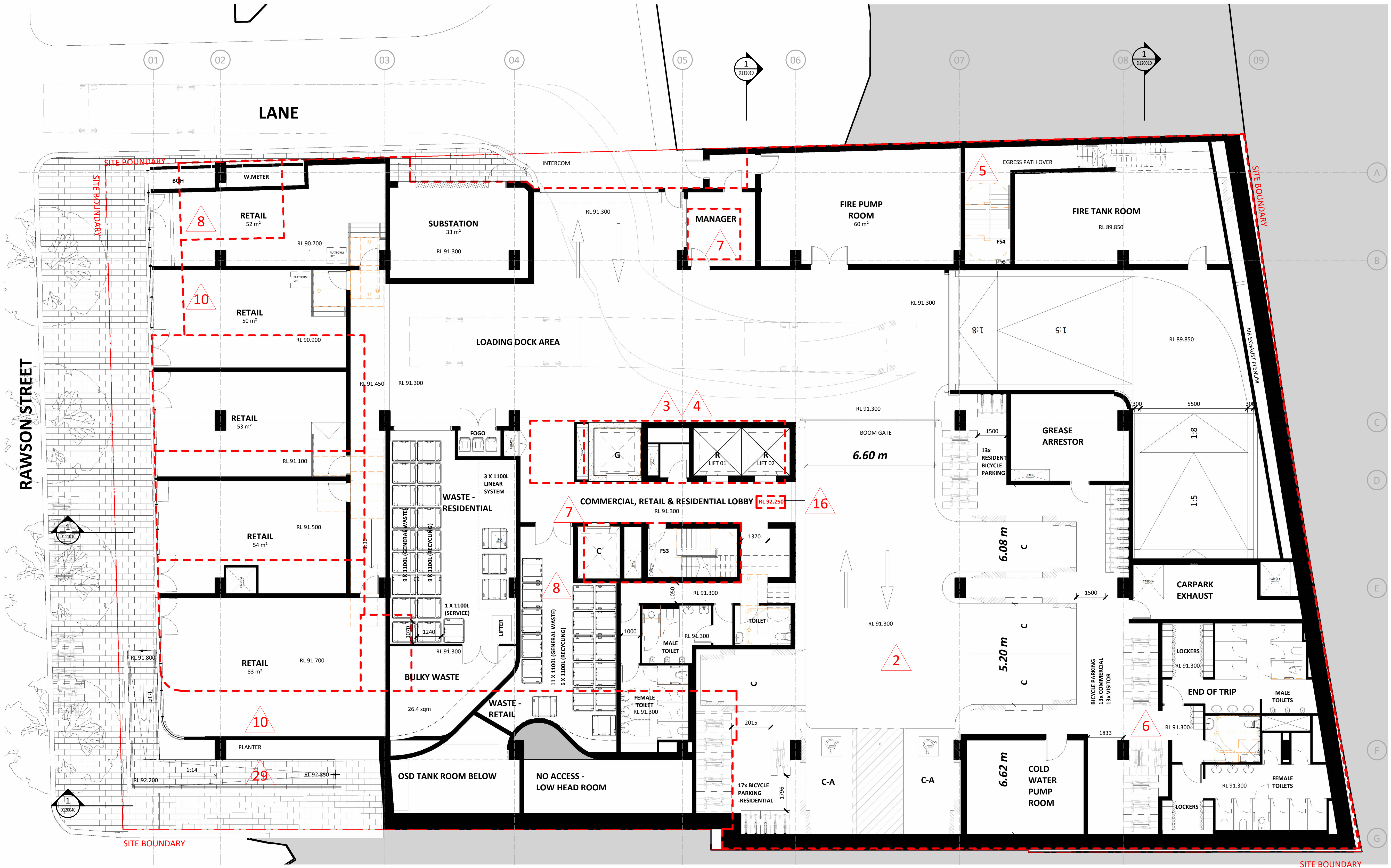
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Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
B1-GENERAL ARRANGEMENT PLANS
BASEMENT 01 PLAN

Drawing Number Revision

DA-B1B1010 A

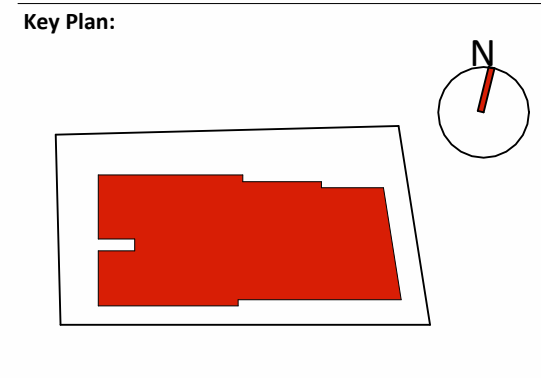


SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
3	RESIDENTIAL LIFT DELETED
4	BUILDING CORE REDESIGNED
5	FIRE STAIR ADDED
6	END OF TRIP COMMERCIAL FACILITY RELOCATED TO LOWER GROUND FLOOR
7	COMMERCIAL LIFT RELOCATED TO MAIN BUILDING CORE
8	PLANT/GARB ROOM/STAIR RELOCATED
10	RETAIL AREA ADDED
16	LEVEL ADJUSTED
29	ACCESSIBLE RAMP ADDED

LEGEND	
R	RESIDENTIAL
V	VISITOR
C	COMMERCIAL
RT	RETAIL
-A	ACCESSIBLE
CS	CAR SHARE
ST	STORAGE

LEGEND	
	DA / SEC 4.55 APPROVED OUTLINE

PARKING PROPOSED											BICYCLE PARKING PROPOSED						MOTORCYCLE PARKING PROPOSED				BASEMENT STORAGE			
LEVEL	RESIDENT	RESIDENT-DDA	CAR-SHARE	VISITOR	VISTOR-DDA	RETAIL	RETAIL-DDA	COMMERCIAL	COMMERCIAL-DDA	TOTAL	LEVEL	RESIDENT	VISITOR	RETAIL	COMMERCIAL	TOTAL	LEVEL	RESIDENT	COMMERCIAL	TOTAL	LEVEL	EXTERNAL	EXTERNAL WITH BICYCLE	TOTAL
B04	24	0	0	0	0	0	0	0	0	24	B04	14	0	0	0	14	B02A	2	0	2	B01A	2	2	4
B03A	28	0	0	0	0	0	0	0	0	28	B03A	7	0	0	0	7	B02	1	0	1	B02	9	11	20
B03	13	6	0	0	0	0	0	0	0	19	B03	14	0	0	0	14	B01A	0	3	3	B02A	9	6	15
B02A	14	0	0	14	0	0	0	0	0	28	B02A	6	0	0	0	7	TOTAL	3	3	6	B03	18	14	32
B02	11	7	0	0	0	0	0	0	0	18	B02	11	0	0	0	11				B03A	8	7	15	
B01A	4	0	2	2	0	14	0	0	0	22	B01A	2	0	0	0	2				B04	22	14	36	
B01	0	0	2	1	1	11	2	0	0	17	B01	39	0	0	0	39					68	54	122	
GLD	0	0	0	0	0	0	0	4	2	6	GLD	28	13	0	14	55								
TOTAL	94	13	4	17	1	25	2	4	2	162	TOTAL	121	13	0	14	149								



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Rev	Amendment	By	Chk* Reg. Arch	Date
B	SECTION 4.55 SUBMISSION - PUBLIC DOMAIN RAMP ADDED	BH	EA	260623
A	SECTION 4.55 SUBMISSION	BH	EA	251208

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DRAWING REPLACING SEC 4.55 APPROVED

DA--1205/REV.K-DR

0 m1 m2 m5 m8 m

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Title

B1-GENERAL ARRANGEMENT PLANS

LOWER GROUND FLOOR PLAN -
RAWSON STREET

Drawing Number

Revision

Project

PA030601

EPPING DEVELOPMENT

WALLUMEDEGAL LAND

48-54 BEECROFT ROAD & 52-54 RAWSON STREET

EPPING

Phase

SECTION 4.55

DA-B1G0010

B

RAWSON STREET BELOW

BEECROFT ROAD

LANE BELOW

LANEWAY TO BEECROFT ROAD

HUNTS LANE

SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
3	RESIDENTIAL LIFT DELETED
4	BUILDING CORE REDESIGNED
5	FIRE STAIR ADDED
7	COMMERCIAL LIFT RELOCATED TO MAIN BUILDING CORE
8	PLANT/GARB ROOM/STAIR RELOCATED
9	RESIDENTIAL LOBBY RELOCATED
10	RETAIL AREA ADDED
11	COLONADE ADDED
12	PLANTERS REMOVED
16	LEVEL ADJUSTED
29	ACCESSIBLE RAMP ADDED

LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

DRAWING REPLACING SEC 4.55 APPROVED DA--1206/REV.K-DR

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1:100 @A1
Project PA030601
EPPING DEVELOPMENT
WALLUMEDGEAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
B1-GENERAL ARRANGEMENT PLANS
GROUND FLOOR PLAN -
BEECROFT ROAD
Drawing Number
DA-B1G0110
Revision
C

Key Plan:



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C	SECTION 4.55 SUBMISSION - FIRE DOOR OUTSIDE GDS LIFT REMOVED
B	SECTION 4.55 SUBMISSION - PUBLIC DOMAIN RAMP ADDED
A	SECTION 4.55 SUBMISSION

Rev Amendment

BH	EA	260720
BH	EA	260623
BH	EA	251208

By Chk*
Reg. Arch Date

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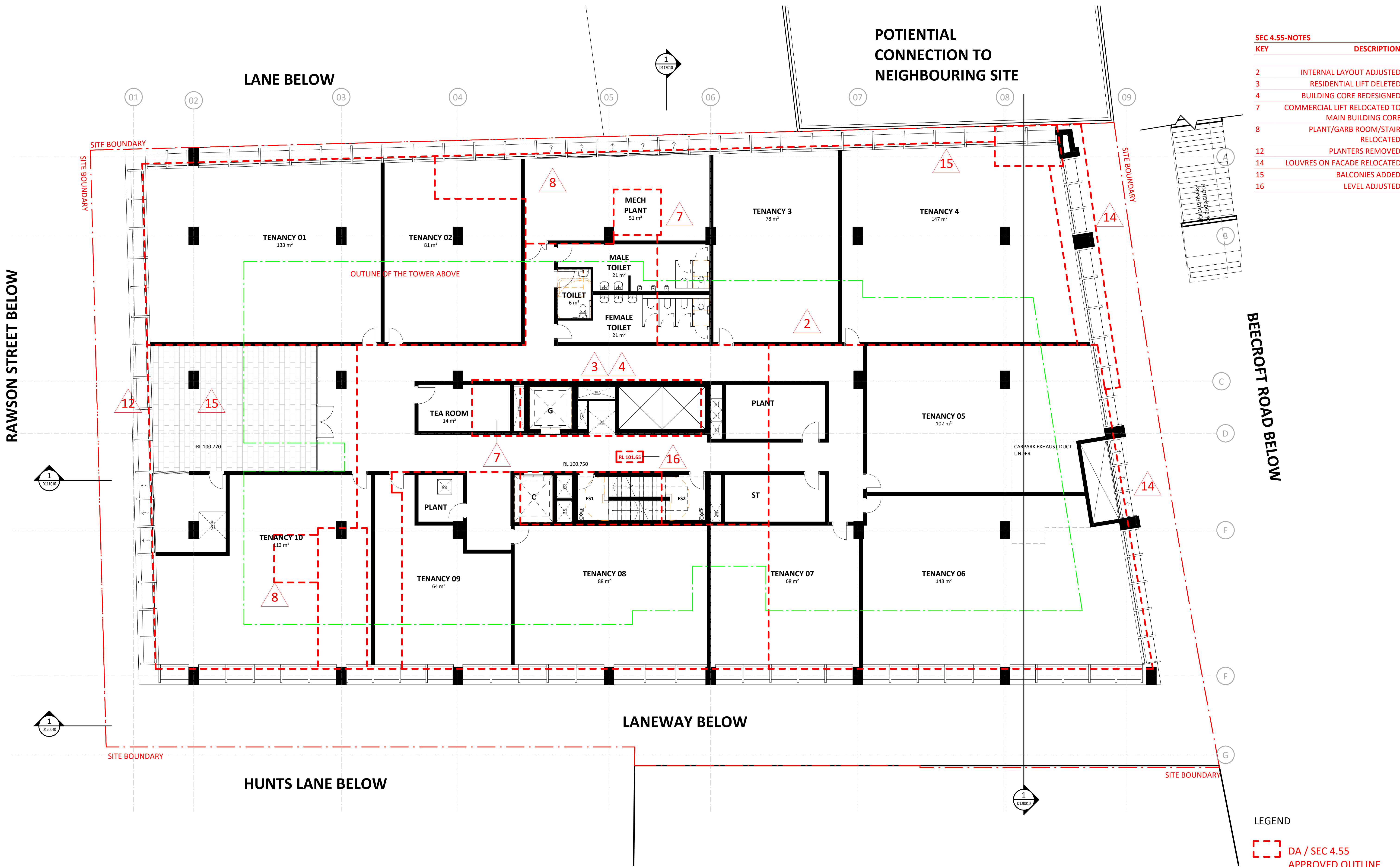
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PTW

A1

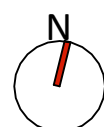
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Version: 1, Version Date: 20/07/2026



SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
3	RESIDENTIAL LIFT DELETED
4	BUILDING CORE REDESIGNED
7	COMMERCIAL LIFT RELOCATED TO MAIN BUILDING CORE
8	PLANT/GARB ROOM/STAIR RELOCATED
12	PLANTERS REMOVED
14	LOUVRES ON FACADE RELOCATED
15	BALCONIES ADDED
16	LEVEL ADJUSTED

LEGEND	
 	DA / SEC 4.55 APPROVED OUTLINE

Key Plan:



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B	LEVEL 01 COMMERCIAL GFA AMENDMENT
A	SECTION 4.55 SUBMISSION

Rev Amendment

BH	EA	251215
BH	EA	251208

By Chk* Date
Reg. Arch

Consultants

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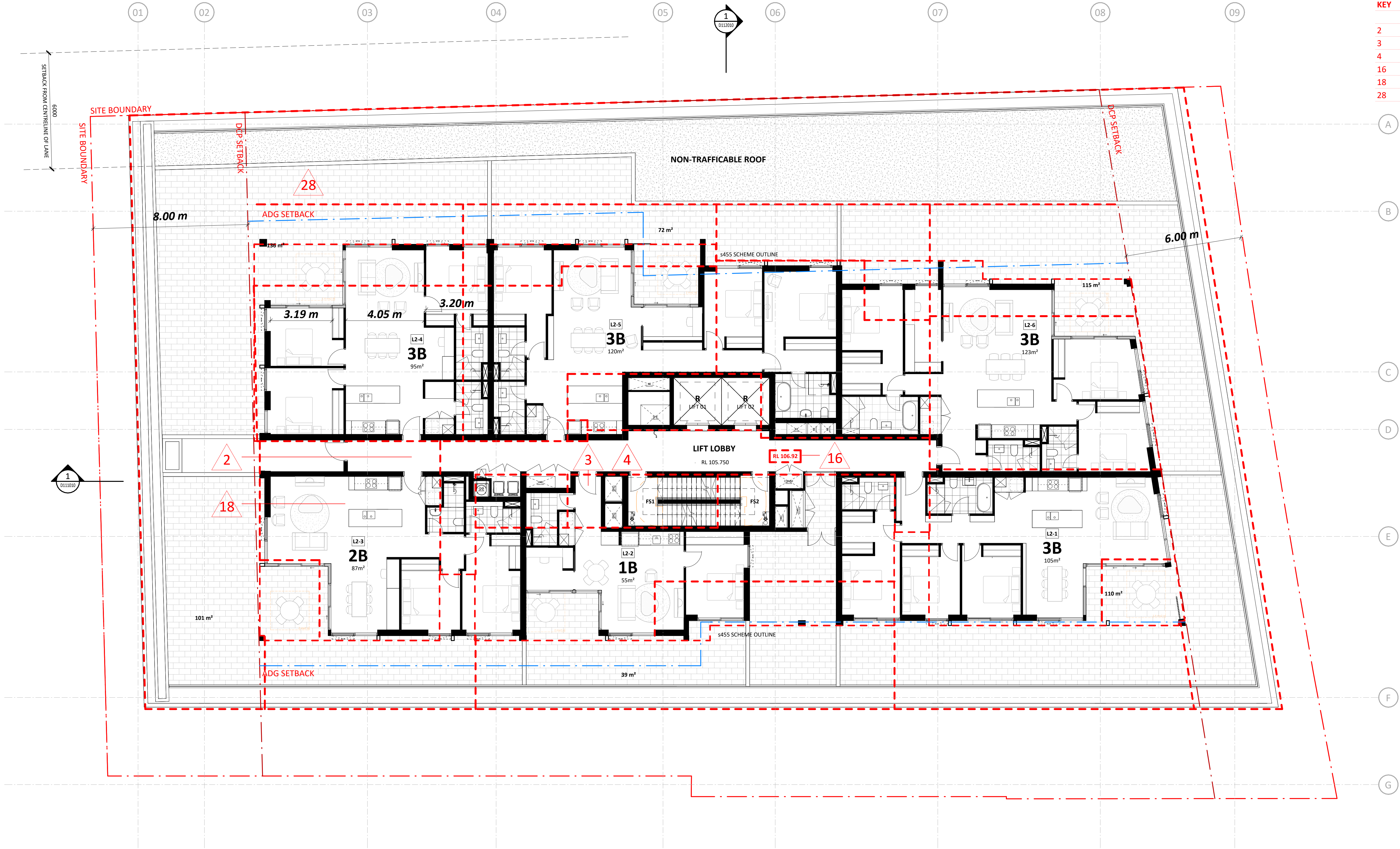
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Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
B1-GENERAL ARRANGEMENT PLANS
LEVEL 01 PLAN
Drawing Number
DA-B1L0110
Revision
B



SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
3	RESIDENTIAL LIFT DELETED
4	BUILDING CORE REDESIGNED
16	LEVEL ADJUSTED
18	APARTMENT MIX ADJUSTED
28	LEVEL 02 TERRACES ADJUSTED

A
B
C
D
E
F
G

LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

DRAWING REPLACING SEC 4.55 APPROVED DA--1208/REV.A-DR

0 m 1 m 2 m 5 m 8 m
1:100 @A1
Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
B1-GENERAL ARRANGEMENT PLANS
LEVEL 02 PLAN

Drawing Number
DA-B1L0210
Revision
A

Key Plan:



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A SECTION 4.55 SUBMISSION

Rev Amendment

BH EA 251208

By Chk*
Reg. Arch Date

Consultants

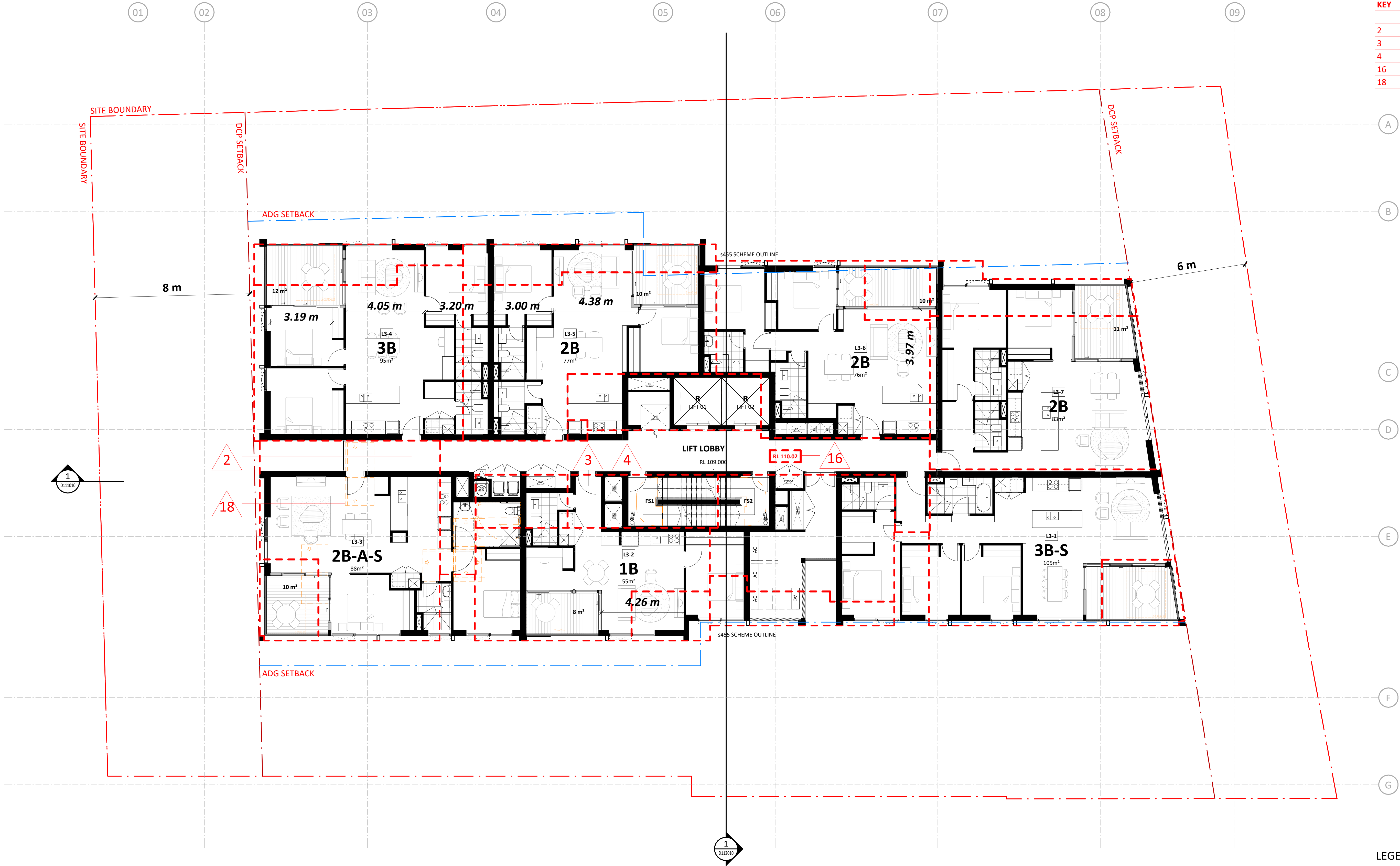
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Diane Jones NSW ARB 4778

PTW



SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
3	RESIDENTIAL LIFT DELETED
4	BUILDING CORE REDESIGNED
16	LEVEL ADJUSTED
18	APARTMENT MIX ADJUSTED

A
B
C
D
E
F
G

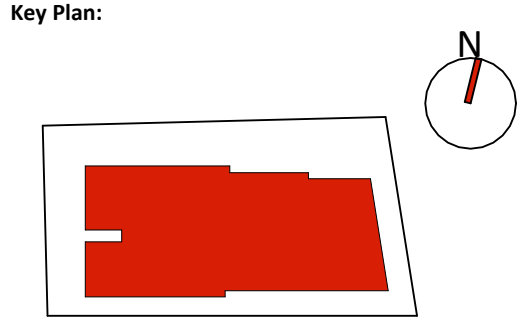
LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

DRAWING REPLACING SEC 4.55 APPROVED A-DA--1209/REV.15-WB

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1:100 @A1
Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
B1-GENERAL ARRANGEMENT PLANS
LEVEL 03-18 PLAN
Drawing Number
DA-B1L0310
Revision
A



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A	SECTION 4.55 SUBMISSION	BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

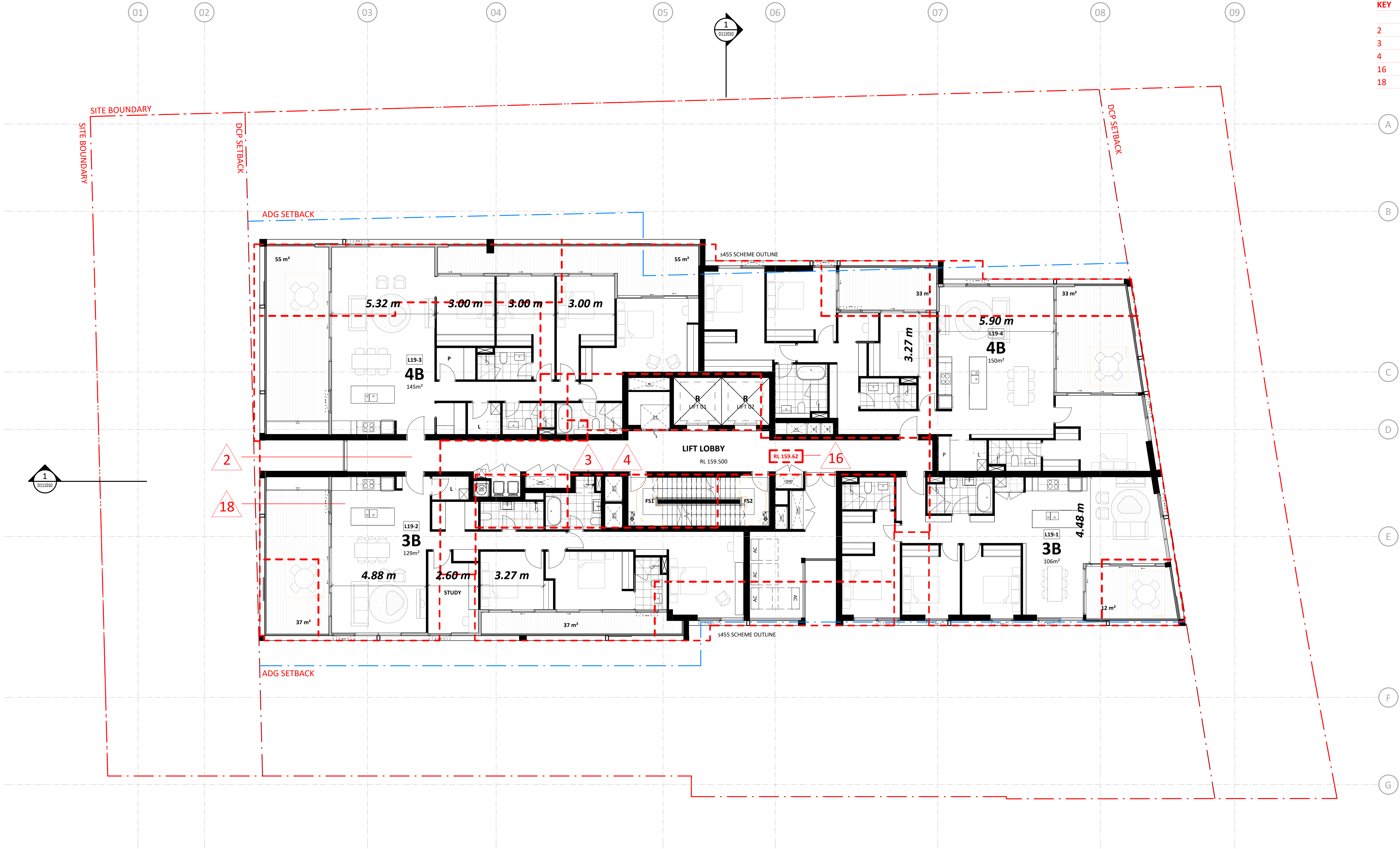
Consultants

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SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
3	RESIDENTIAL LIFT DELETED
4	BUILDING CORE REDESIGNED
16	LEVEL ADJUSTED
18	APARTMENT MIX ADJUSTED

A
B
C
D
E
F
G

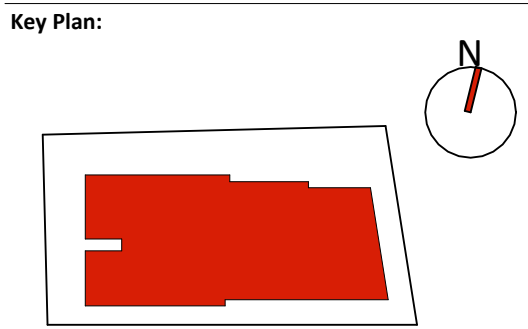
LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

DRAWING REPLACING SEC 4.55 APPROVED A-DA--1209/REV.15-WB

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1:100 @A1
Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
B1-GENERAL ARRANGEMENT PLANS
LEVEL 19 PLAN
Drawing Number
DA-B1L1910
Revision
A



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A	SECTION 4.55 SUBMISSION	BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

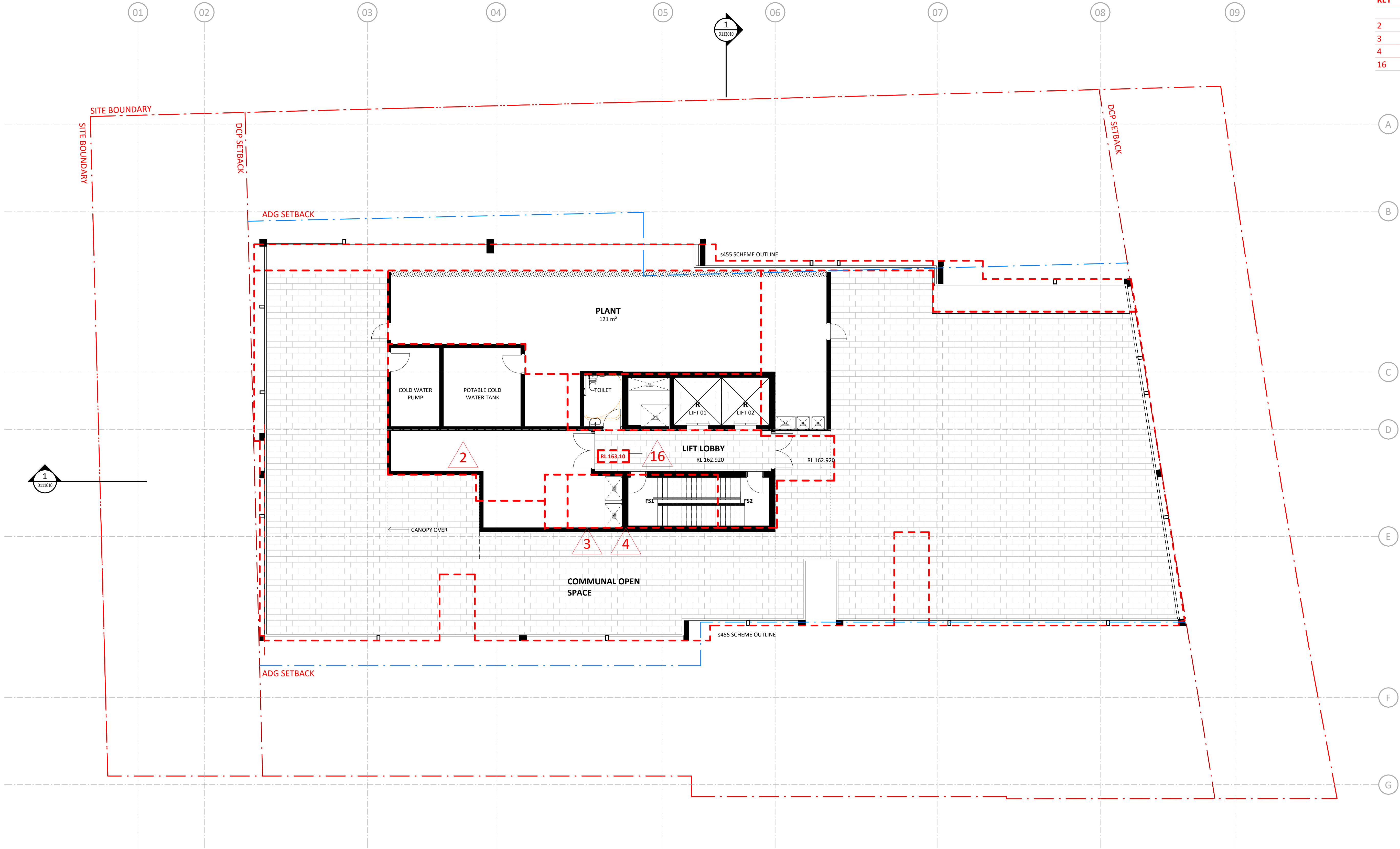
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SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
3	RESIDENTIAL LIFT DELETED
4	BUILDING CORE REDESIGNED
16	LEVEL ADJUSTED

A

B

C

D

E

F

G

LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

DRAWING REPLACING SEC 4.55 APPROVED A-DA--1213/REV.14-WB

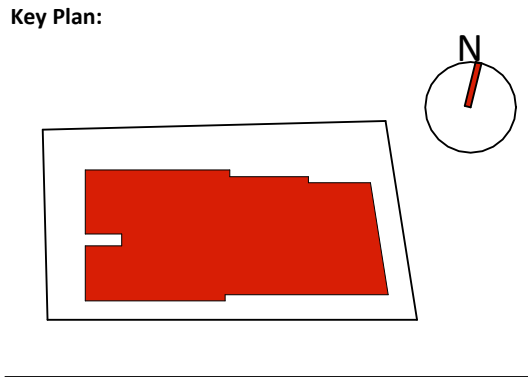
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Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
B1-GENERAL ARRANGEMENT PLANS
ROOF PLAN

Drawing Number
DA-B1ROF10

Revision
A



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A SECTION 4.55 SUBMISSION		BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

Consultants

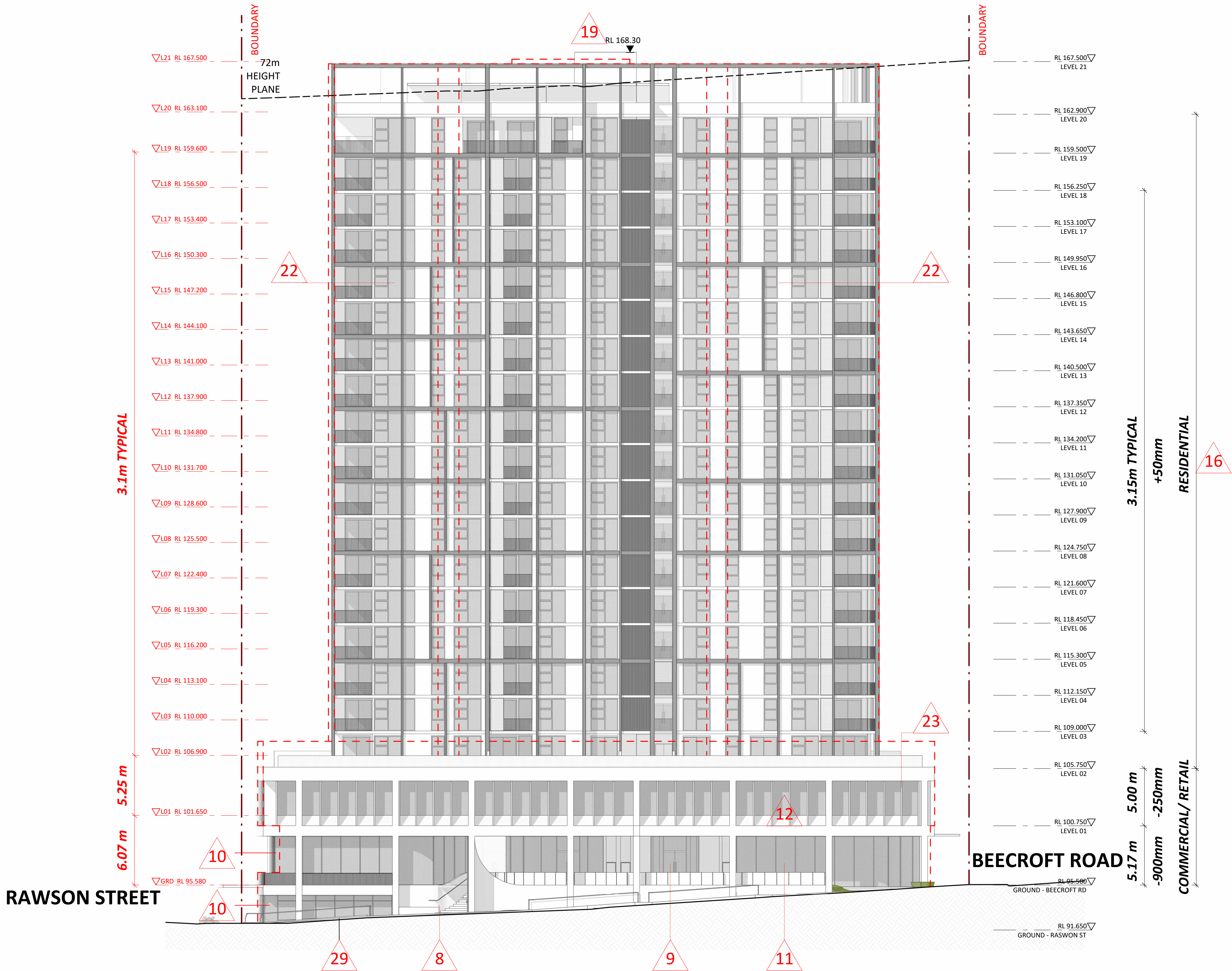
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SEC 4.55-NOTES	
KEY	DESCRIPTION
8	PLANT/GARB ROOM/STAIR RELOCATED
9	RESIDENTIAL LOBBY RELOCATED
10	RETAIL AREA ADDED
11	COLONADE ADDED
12	PLANTERS REMOVED
16	LEVEL ADJUSTED
19	LIFT CORE OVERALL HEIGHT INCREASE
22	FACADE GRID REDUCED
23	LEVEL 1 FACADE - BLADE NUMBER REDUCED
29	ACCESSIBLE RAMP ADDED



1 ELEVATION SOUTH
1 : 200 @A1

LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

DRAWING REPLACING SEC 4.55 APPROVED DA--1301/REV.B-DR

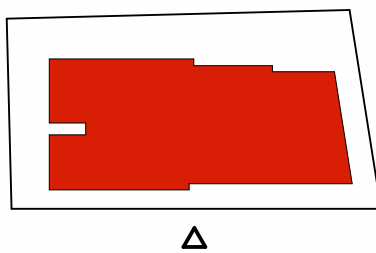
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Title
C1-ELEVATIONS
SOUTH ELEVATION

Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Drawing Number
DA-C1E1010
Revision
B

Key Plan:



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B	SECTION 4.55 SUBMISSION - PUBLIC DOMAIN RAMP ADDED	BH	EA	260623
A	SECTION 4.55 SUBMISSION	BH	EA	251208

Rev	Amendment	By	Chk* Reg. Arch	Date
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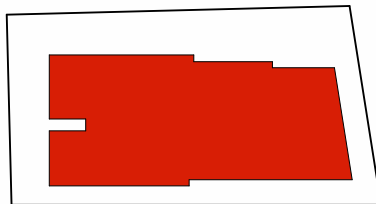
PTW

SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
8	PLANT/GARB ROOM/STAIR RELOCATED
9	RESIDENTIAL LOBBY RELOCATED
10	RETAIL AREA ADDED
11	COLONADE ADDED
12	PLANTERS REMOVED
16	LEVEL ADJUSTED
23	LEVEL 1 FACADE - BLADE NUMBER REDUCED
29	ACCESSIBLE RAMP ADDED

PODIUM ELEVATION - SOUTH - PROPOSED



Key Plan:



Δ

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B	SECTION 4.55 SUBMISSION - PUBLIC DOMAIN RAMP ADDED	BH	EA	260623
A	SECTION 4.55 SUBMISSION	BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

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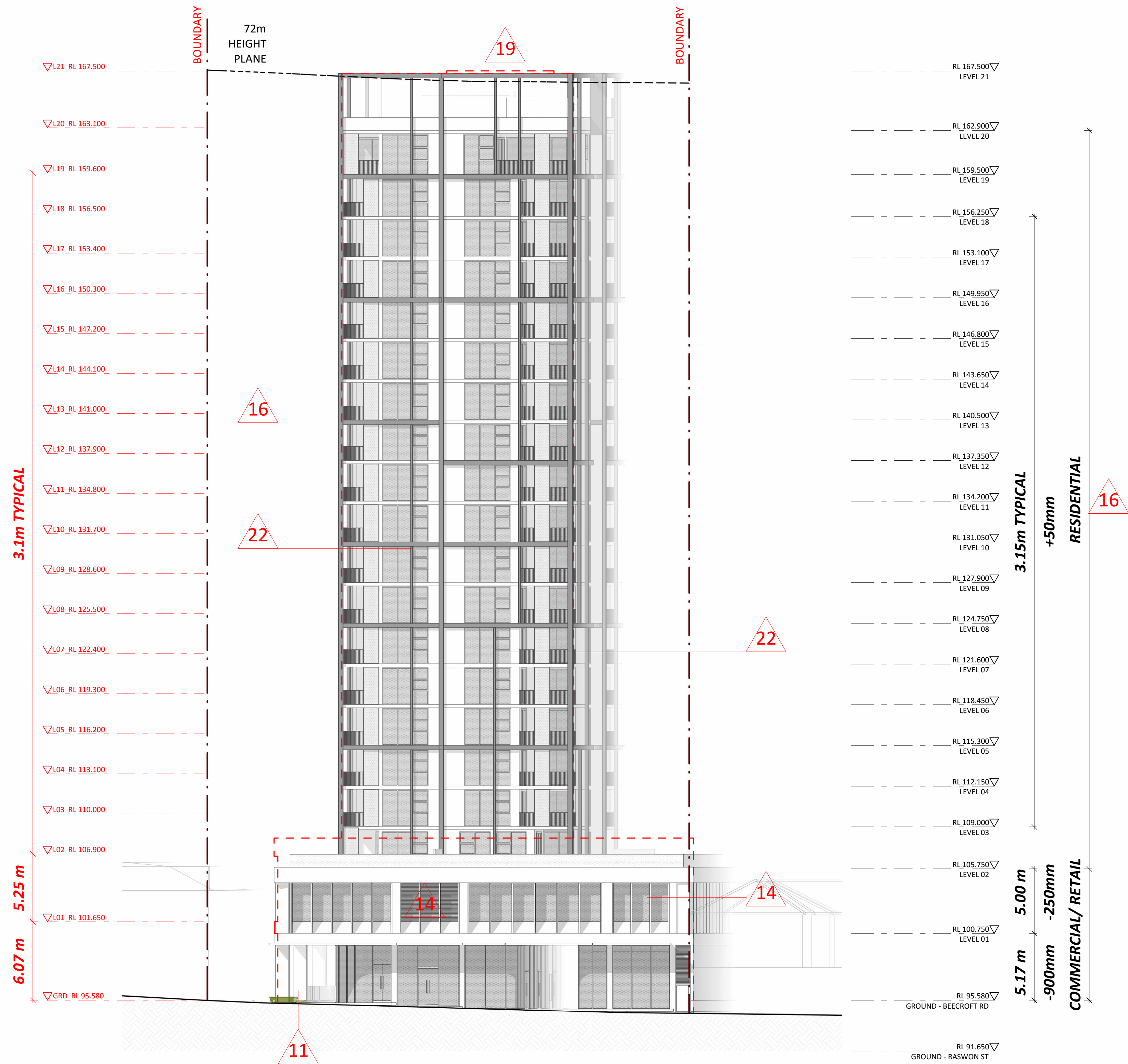
PTW

DRAWING REPLACING SEC 4.55 APPROVED DA--1191/REV.A-DR

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Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
C1-ELEVATIONS
SOUTH ELEVATION - PODIUM
Drawing Number
DA-C1E1020
Revision
B

SEC 4.55-NOTES	
KEY	DESCRIPTION
11	COLONADE ADDED
14	LOUVRES ON FACADE RELOCATED
16	LEVEL ADJUSTED
19	LIFT CORE OVERALL HEIGHT INCREASE
22	FACADE GRID REDUCED

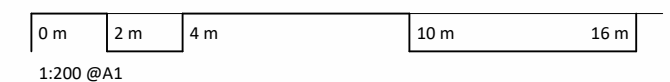


1 ELEVATION EAST
1 : 200 @A1

LEGEND

DA / SEC 4.55
APPROVED OUTLINE

DRAWING REPLACING SEC 4.55 APPROVED **DA--1302/REV.B-DR**



Project PA030601

EPPING DEVELOPMENT

WALLUMEDEGAL LAND

48-54 BEECROFT ROAD & 52-54 RAWSON STREET

EPPING

Phase

SECTION 4.55

Title
C1-ELEVATIONS
EAST ELEVATION

Drawing Number	Revision
DA-C1E2010	A

Key Plan:



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A	SECTION 4.55 SUBMISSION	BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

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MTN

PODIUM ELEVATION - EAST - PROPOSED

HUNTS LANE



SEC 4.55-NOTES	
KEY	DESCRIPTION
5	FIRE STAIR ADDED
11	COLONADE ADDED
12	PLANTERS REMOVED
14	LOUVRES ON FACADE RELOCATED
16	LEVEL ADJUSTED
23	LEVEL 1 FACADE - BLADE NUMBER REDUCED

Key Plan:



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A	SECTION 4.55 SUBMISSION	BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

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DRAWING REPLACING SEC 4.55 APPROVED DA--1192/REV.A-DR

0 m2 m4 m10 m16 m

1:200 @A1

Project PA030601

EPPING DEVELOPMENT

WALLUMEDEGAL LAND

48-54 BEECROFT ROAD & 52-54 RAWSON STREET

EPPING

Phase

SECTION 4.55

Title

C1-ELEVATIONS

EAST ELEVATION - PODIUM

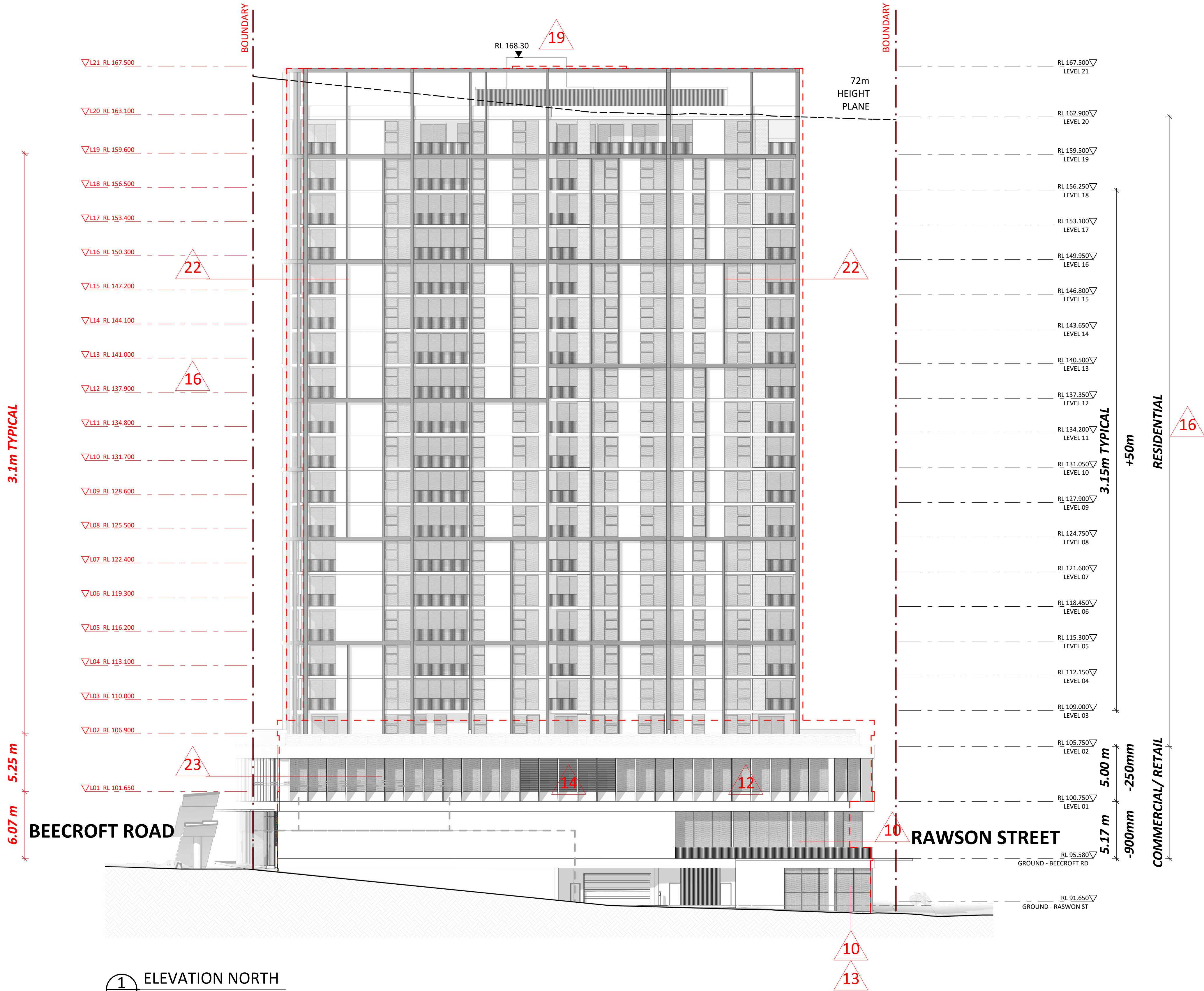
Drawing Number

DA-C1E2020

Revision

A

SEC 4.55-NOTES	
KEY	DESCRIPTION
10	RETAIL AREA ADDED
12	PLANTERS REMOVED
13	BOOSTER RELOCATED
14	LOUVRES ON FACADE RELOCATED
16	LEVEL ADJUSTED
19	LIFT CORE OVERALL HEIGHT INCREASE
22	FACADE GRID REDUCED
23	LEVEL 1 FACADE - BLADE NUMBER REDUCED



1 ELEVATION NORTH
1 : 200 @A1

LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

DRAWING REPLACING SEC 4.55 APPROVED DA--1303/REV.B-DR

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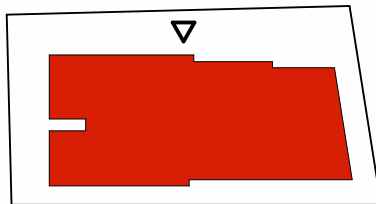
Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
C1-ELEVATIONS
NORTH ELEVATION

Drawing Number
DA-C1E3010

Revision
A

Key Plan:



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A SECTION 4.55 SUBMISSION

BH EA 251208

Rev Amendment

By Chk*
Reg. Arch Date

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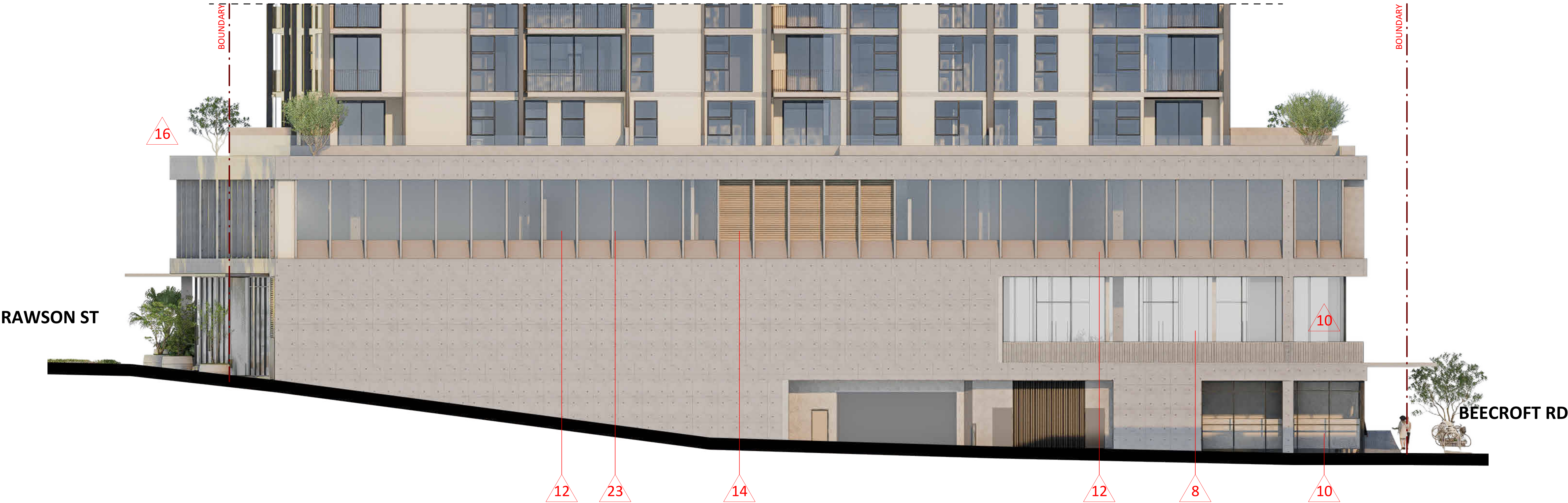
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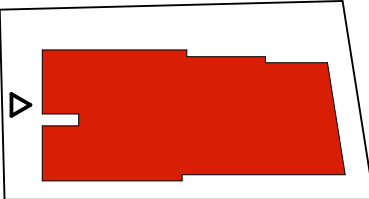
PTW

SEC 4.55-NOTES	
KEY	DESCRIPTION
8	PLANT/GARB ROOM/STAIR RELOCATED
10	RETAIL AREA ADDED
12	PLANTERS REMOVED
14	LOUVRES ON FACADE RELOCATED
16	LEVEL ADJUSTED
23	LEVEL 1 FACADE - BLADE NUMBER REDUCED

PODIUM ELEVATION - NORTH - PROPOSED



Key Plan:



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A	SECTION 4.55 SUBMISSION	BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

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DRAWING REPLACING SEC 4.55 APPROVED DA--1194/REV.A-DR

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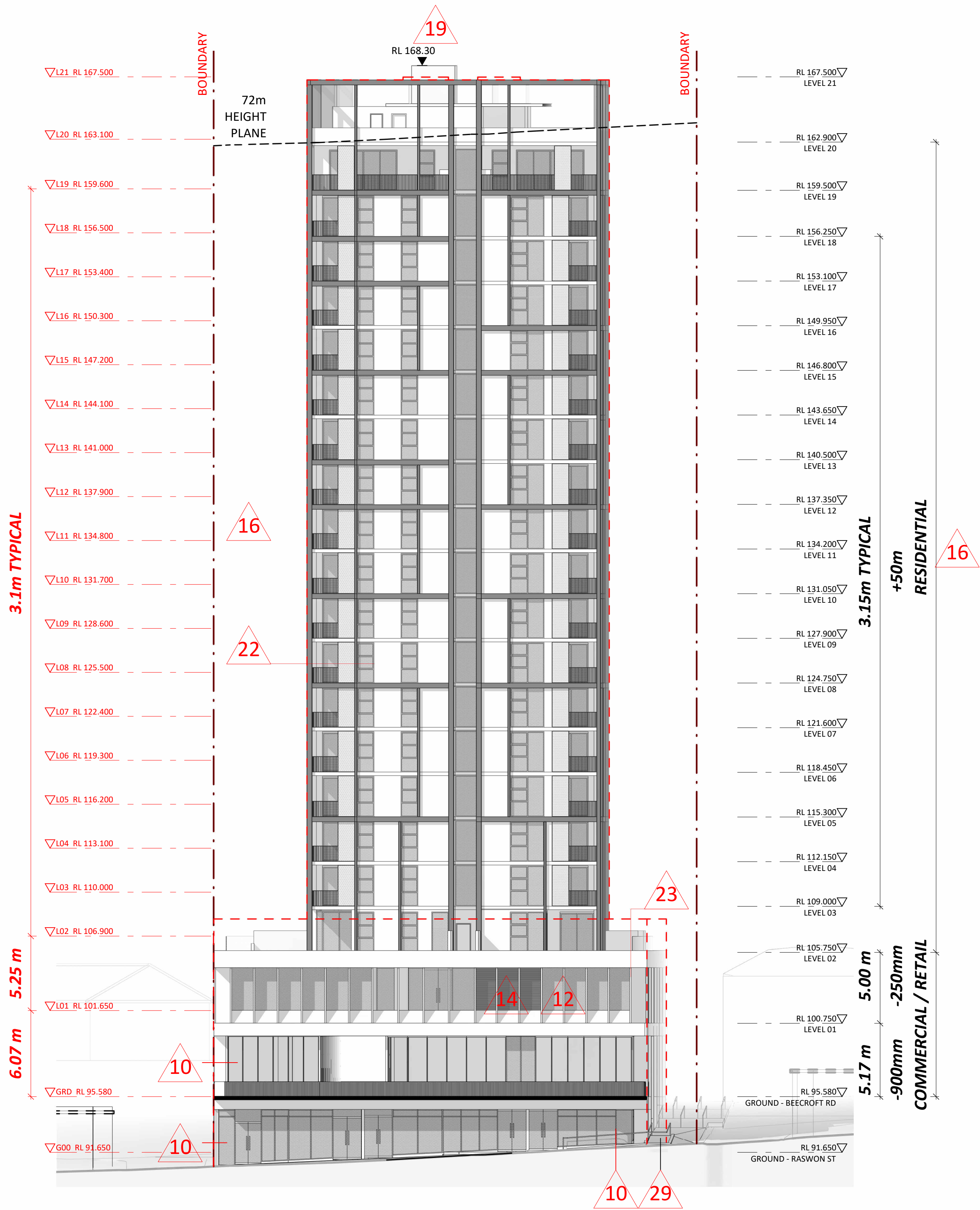
Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
C1-ELEVATIONS
NORTH ELEVATION - PODIUM

Drawing Number
DA-C1E3020

Revision
A

SEC 4.55-NOTES	
KEY	DESCRIPTION
10	RETAIL AREA ADDED
12	PLANTERS REMOVED
14	LOUVRES ON FACADE RELOCATED
16	LEVEL ADJUSTED
19	LIFT CORE OVERALL HEIGHT INCREASE
22	FACADE GRID REDUCED
23	LEVEL 1 FACADE - BLADE NUMBER REDUCED
29	ACCESSIBLE RAMP ADDED



1 ELEVATION WEST
1 : 200 @A1

LEGEND

DA / SEC 4.55
APPROVED OUTLINE

DRAWING REPLACING SEC 4.55 APPROVED DA--1304/REV.B-DR

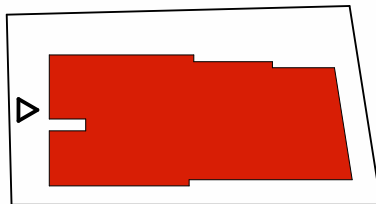
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1:200 @A1				
Project PA030601				
EPPING DEVELOPMENT				
WALLUMEDGE LAND				
48-54 BEECROFT ROAD & 52-54 RAWSON STREET				
EPPING				
Phase				
SECTION 4.55				

Title
C1-ELEVATIONS
WEST ELEVATION

Drawing Number
DA-C1E4010

Revision
B

Key Plan:



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B	SECTION 4.55 SUBMISSION - PUBLIC DOMAIN RAMP ADDED	BH	EA	260623
A	SECTION 4.55 SUBMISSION	BH	EA	251208

Rev	Amendment	By	Chk* Reg. Arch	Date
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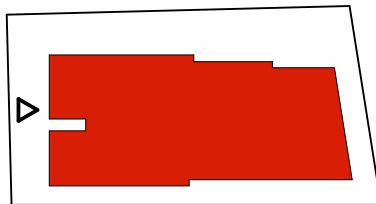
PTW

SEC 4.55-NOTES	
KEY	DESCRIPTION
10	RETAIL AREA ADDED
12	PLANTERS REMOVED
16	LEVEL ADJUSTED
23	LEVEL 1 FACADE - BLADE NUMBER REDUCED
29	ACCESSIBLE RAMP ADDED

PODIUM ELEVATION - WEST - PROPOSED



Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
B	SECTION 4.55 SUBMISSION - PUBLIC DOMAIN RAMP ADDED	BH	EA	260623
A	SECTION 4.55 SUBMISSION	BH	EA	251208

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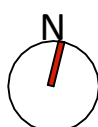
PTW

DRAWING REPLACING SEC 4.55 APPROVED DA--1194/REV.A-DR	
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Project PA030601 EPPING DEVELOPMENT WALLUMEDEGAL LAND 48-54 BEECROFT ROAD & 52-54 RAWSON STREET EPPING Phase SECTION 4.55	Drawing Number DA-C1E4020 Revision B

LEGEND

- FIXED GLAZING WINDOW, FLOOR TO CEILING
- GLAZING SLIDER
- FIXED GLAZING , FLOOR TO CEILING HEIGHT WITH 2 X OUTWARD AWNING WINDOWS
- FIXED LOUVRE FLOOR TO CEILING HEIGHT
- FIXED PERFORATED SCREEN
- FIXED PERFORATED SCREEN IN FRONT OF GLAZING TO BE REMOVED

Key Plan:



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A SECTION 4.55 SUBMISSION

Rev Amendment

BH EA 251208

By Chk* Reg. Arch Date

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DRAWING REPLACING SEC 4.55 APPROVED

DA--6001/REV.7-WB

0 m 1 m 2 m 5 m 8 m
1:100 @A1
Project PA030601
EPHING DEVELOPMENT
WALLUMEDGEAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPHING
Phase
SECTION 4.55

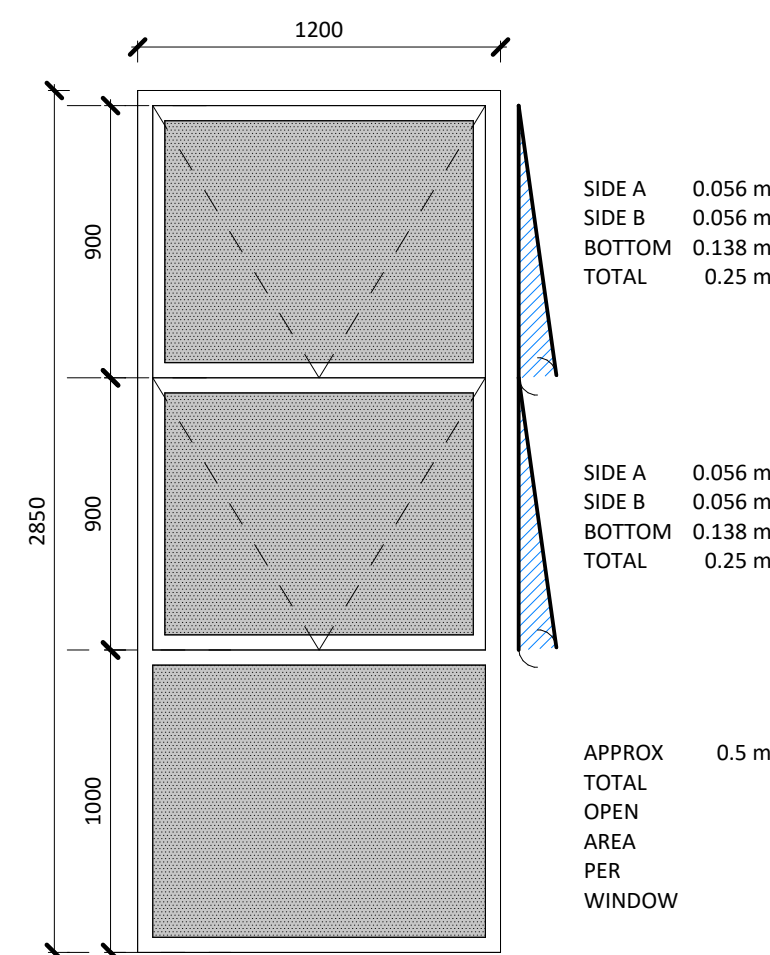
Title
C9-WINDOW SCHEDULES
WINDOW SCHEDULE - LEVEL 02

Drawing Number

DA-C9L0210

Revision

A



TYPICAL AWNING WINDOW

1 : 25 @A1

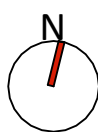
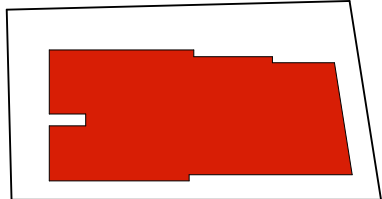
LEGEND

DA / SEC 4.55
APPROVED OUTLINE

LEGEND

- FIXED GLAZING WINDOW, FLOOR TO CEILING
- GLAZING SLIDER
- FIXED GLAZING , FLOOR TO CEILING HEIGHT WITH 2 X OUTWARD AWNING WINDOWS
- FIXED LOUVRE FLOOR TO CEILING HEIGHT
- FIXED PERFORATED SCREEN
- FIXED PERFORATED SCREEN IN FRONT OF GLAZING TO BE REMOVED

Key Plan:



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A SECTION 4.55 SUBMISSION

BH EA 251208

Rev Amendment

By Chk* Reg. Arch Date

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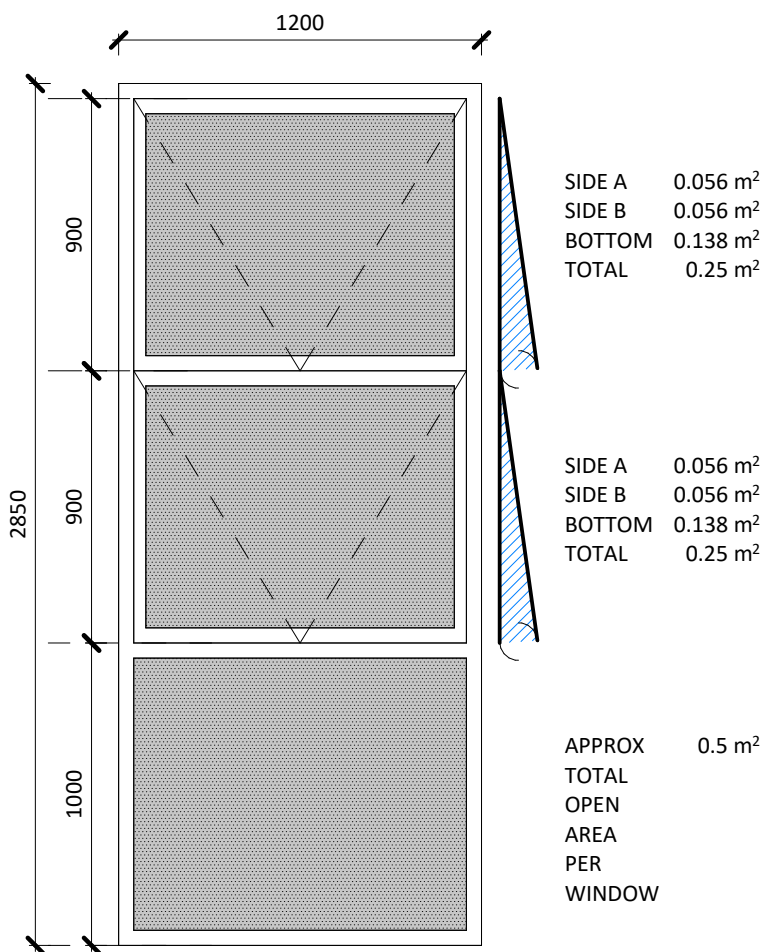
DRAWING REPLACING SEC 4.55 APPROVED A-DA--6002/REV.7-WB

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Project PA030601
EPPING DEVELOPMENT
WALLUMEDGEAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

LEGEND

DA / SEC 4.55
APPROVED OUTLINE

Title
C9-WINDOW SCHEDULES
WINDOW SCHEDULE - LEVEL
03-18
Drawing Number
DA-C9L0310
Revision
A

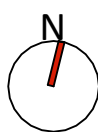


TYPICAL AWNING WINDOW
1 : 25 @A1

LEGEND

- FIXED GLAZING WINDOW, FLOOR TO CEILING
- GLAZING SLIDER
- FIXED GLAZING , FLOOR TO CEILING HEIGHT WITH 2 X OUTWARD AWNING WINDOWS
- FIXED LOUVRE FLOOR TO CEILING HEIGHT
- FIXED PERFORATED SCREEN
- FIXED PERFORATED SCREEN IN FRONT OF GLAZING TO BE REMOVED

Key Plan:



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A SECTION 4.55 SUBMISSION

BH EA 251208

Rev Amendment

By Chk* Reg. Arch Date

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DRAWING REPLACING SEC 4.55 APPROVED A-DA--6004/REV.7-WB

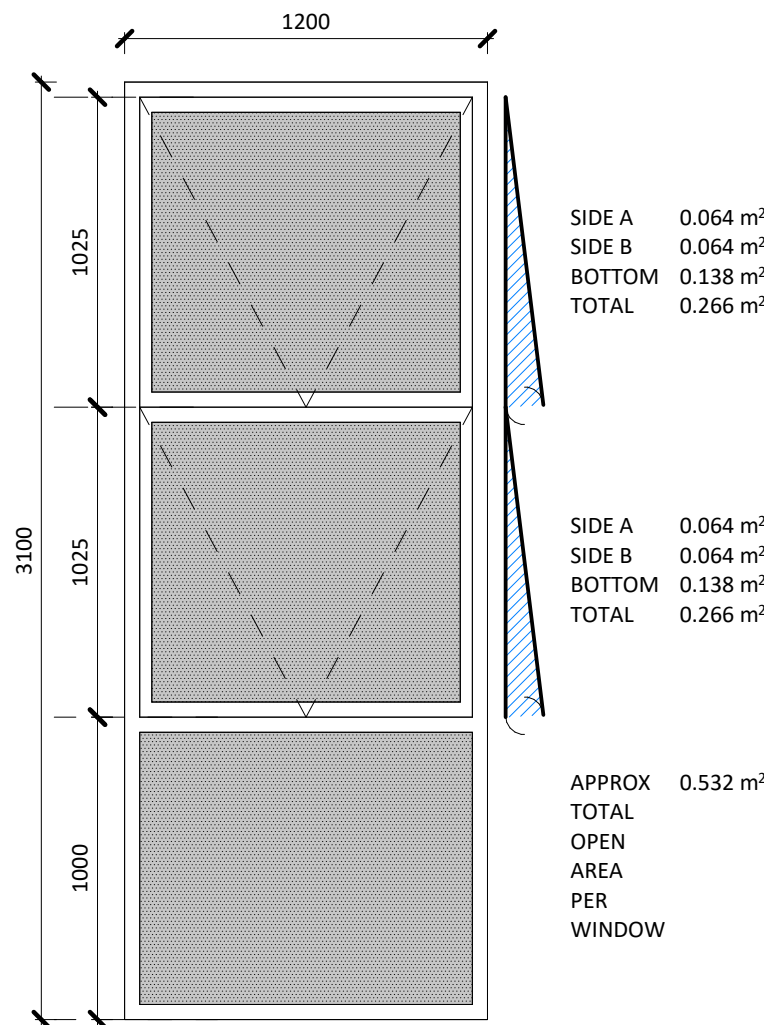
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Project PA030601
EPPING DEVELOPMENT
WALLUMEDGE LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
C9-WINDOW SCHEDULES
WINDOW SCHEDULE - LEVEL 19

Drawing Number
DA-C9L1910

Revision

A



TYPICAL AWNING WINDOW

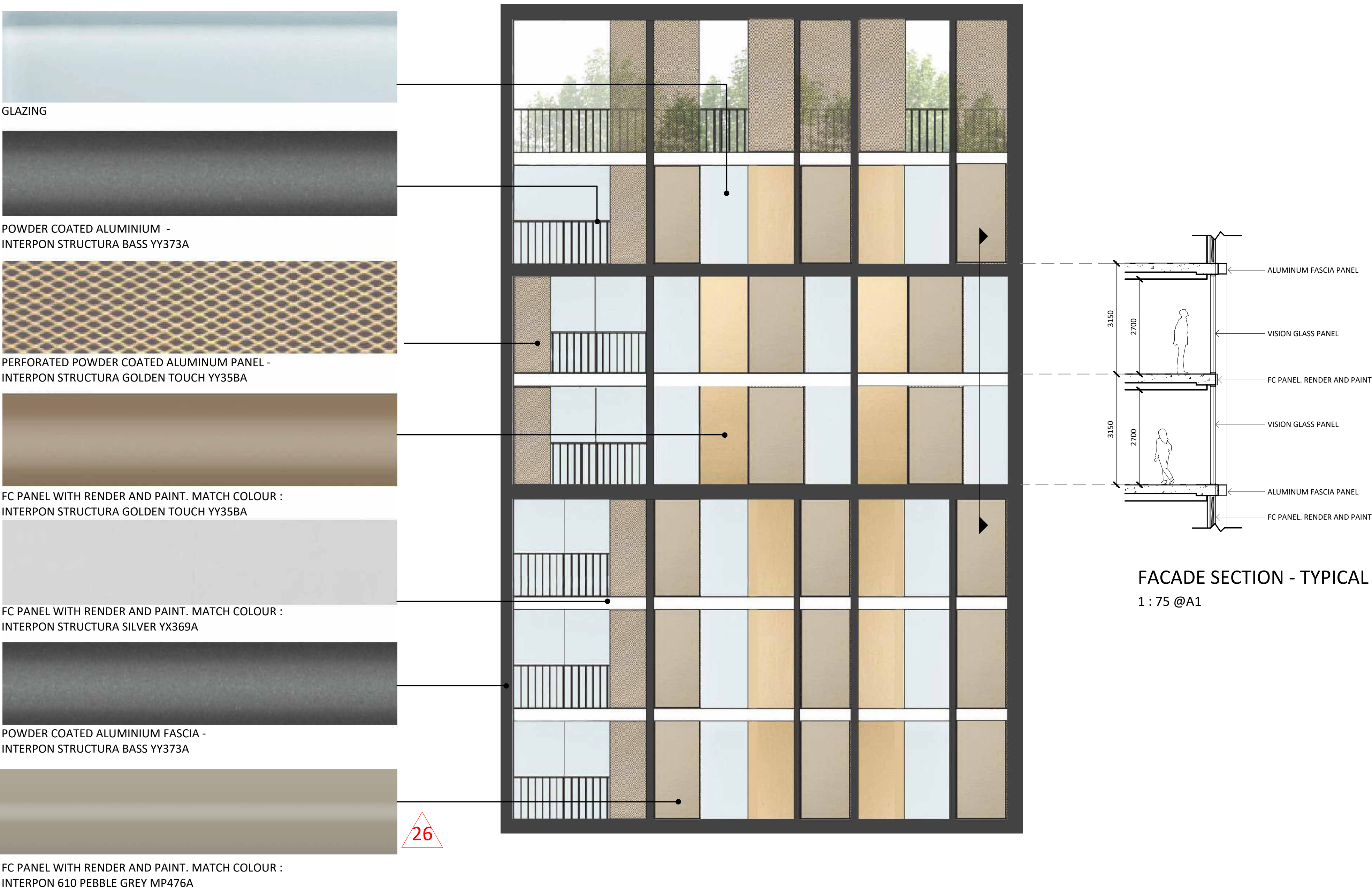
1 : 25 @A1

LEGEND

DA / SEC 4.55
APPROVED OUTLINE

SEC 4.55-NOTES	
KEY	DESCRIPTION
26	NEW FIXED PANEL ADDED TO REPLACE INTEGRATED MESH AND DGU PANEL ASSEMBLY

FACADE MATERIALS PALETTE - PROPOSED



26

Key Plan:



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A SECTION 4.55 SUBMISSION		BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

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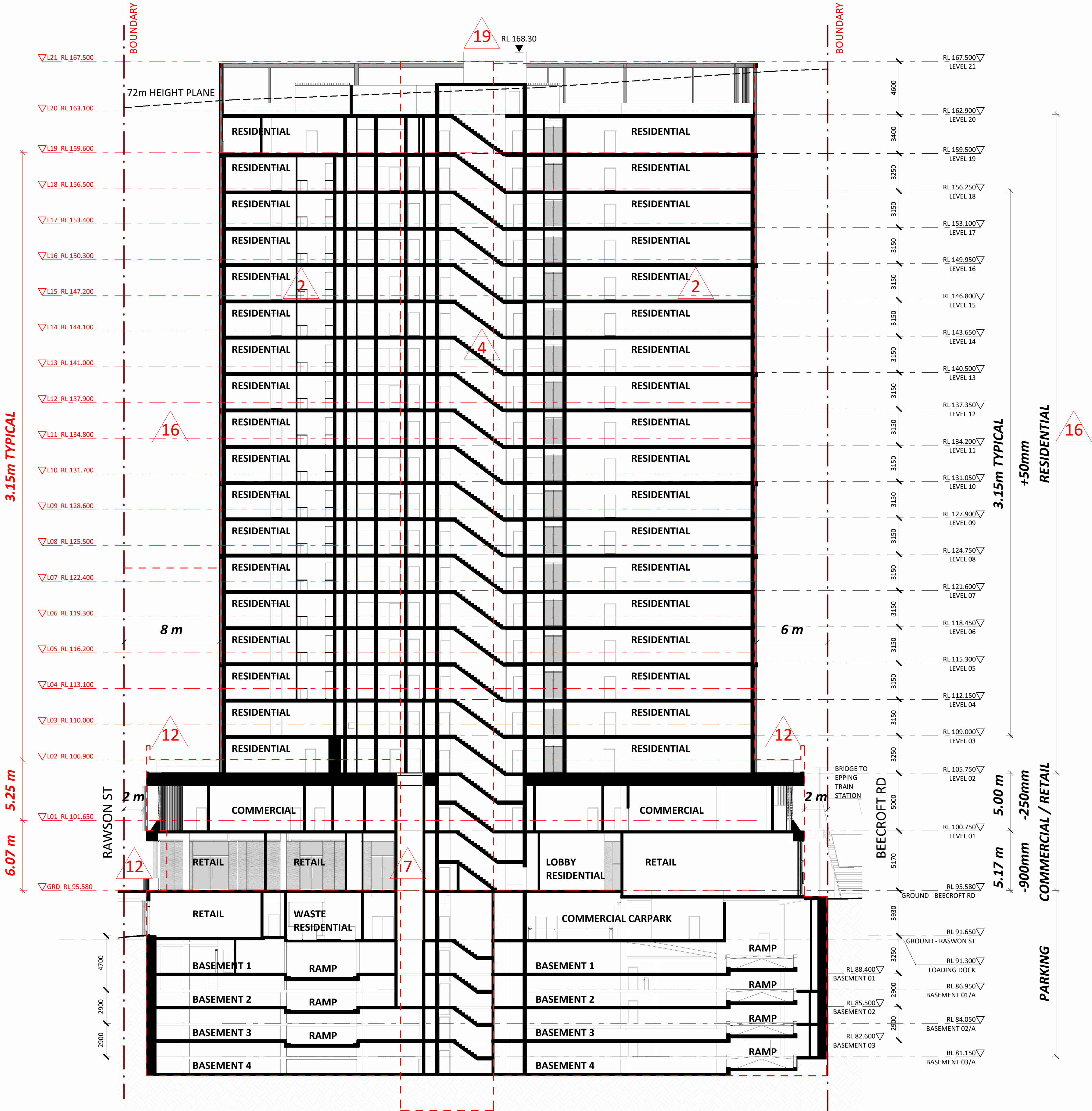
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DRAWING REPLACING SEC 4.55 APPROVED A-DA--6005/REV.1-WB

0 m	750 mm	1500 mm	3750 mm	86 mm
1:75 @A1				
Project PA030601				
EPPING DEVELOPMENT				
WALLUMEDEGAL LAND				
48-54 BEECROFT ROAD & 52-54 RAWSON STREET				
EPPING				
Phase				
SECTION 4.55				

Title C9-WINDOW SCHEDULES FACADE MATERIALS 1	
Drawing Number	Revision
DA-C910010	A



SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
4	BUILDING CORE REDESIGNED
7	COMMERCIAL LIFT RELOCATED TO MAIN BUILDING CORE
12	PLANTERS REMOVED
16	LEVEL ADJUSTED
19	LIFT CORE OVERALL HEIGHT INCREASE

LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

1 SECTION EAST WEST
1 : 200 @A1

A	SECTION 4.55 SUBMISSION	BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

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DRAWING REPLACING SEC 4.55 APPROVED DA--1311/REV.B-DR

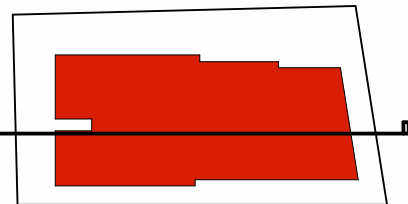
Title
D1-SECTIONS
SECTION - EAST WEST

Drawing Number
DA-D111010

Revision
A

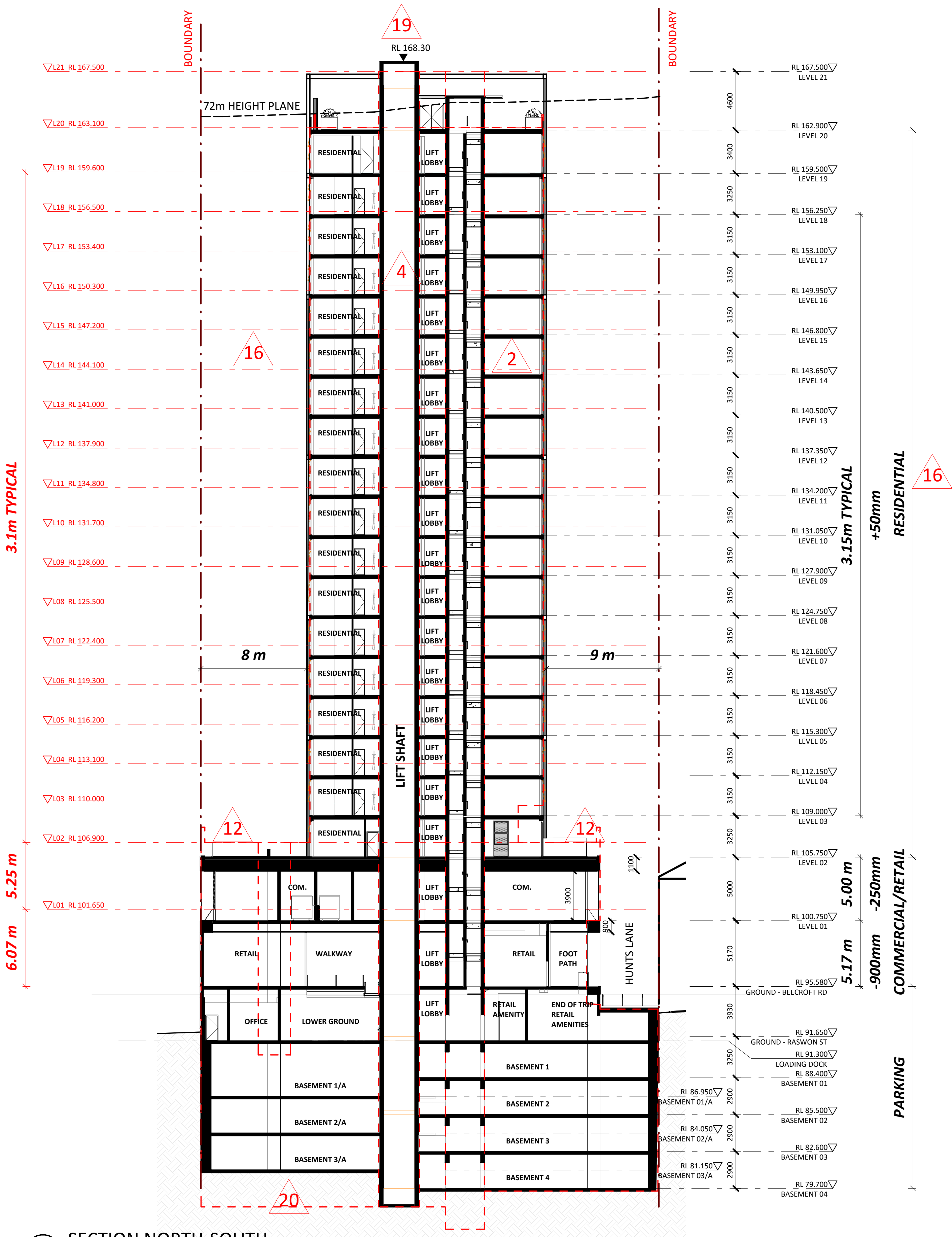
Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Key Plan:



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1 SECTION NORTH-SOUTH
1 : 200 @A1

SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
4	BUILDING CORE REDESIGNED
12	PLANTERS REMOVED
16	LEVEL ADJUSTED
19	LIFT CORE OVERALL HEIGHT INCREASE
20	B4A REMOVED

LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

DRAWING REPLACING SEC 4.55 APPROVED DA--1312/REV.B-DR

0 m 2 m 4 m 10 m 16 m
1:200 @A1

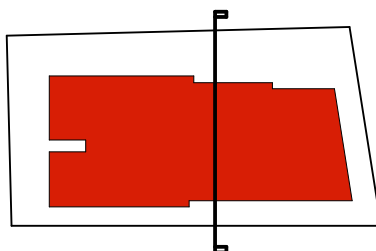
Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
D1-SECTIONS
SECTION - NORTH SOUTH

Drawing Number
DA-D112010

Revision
A

Key Plan:



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A SECTION 4.55 SUBMISSION

Rev Amendment

BH EA 251208

By Chk*
Reg. Arch Date

Consultants

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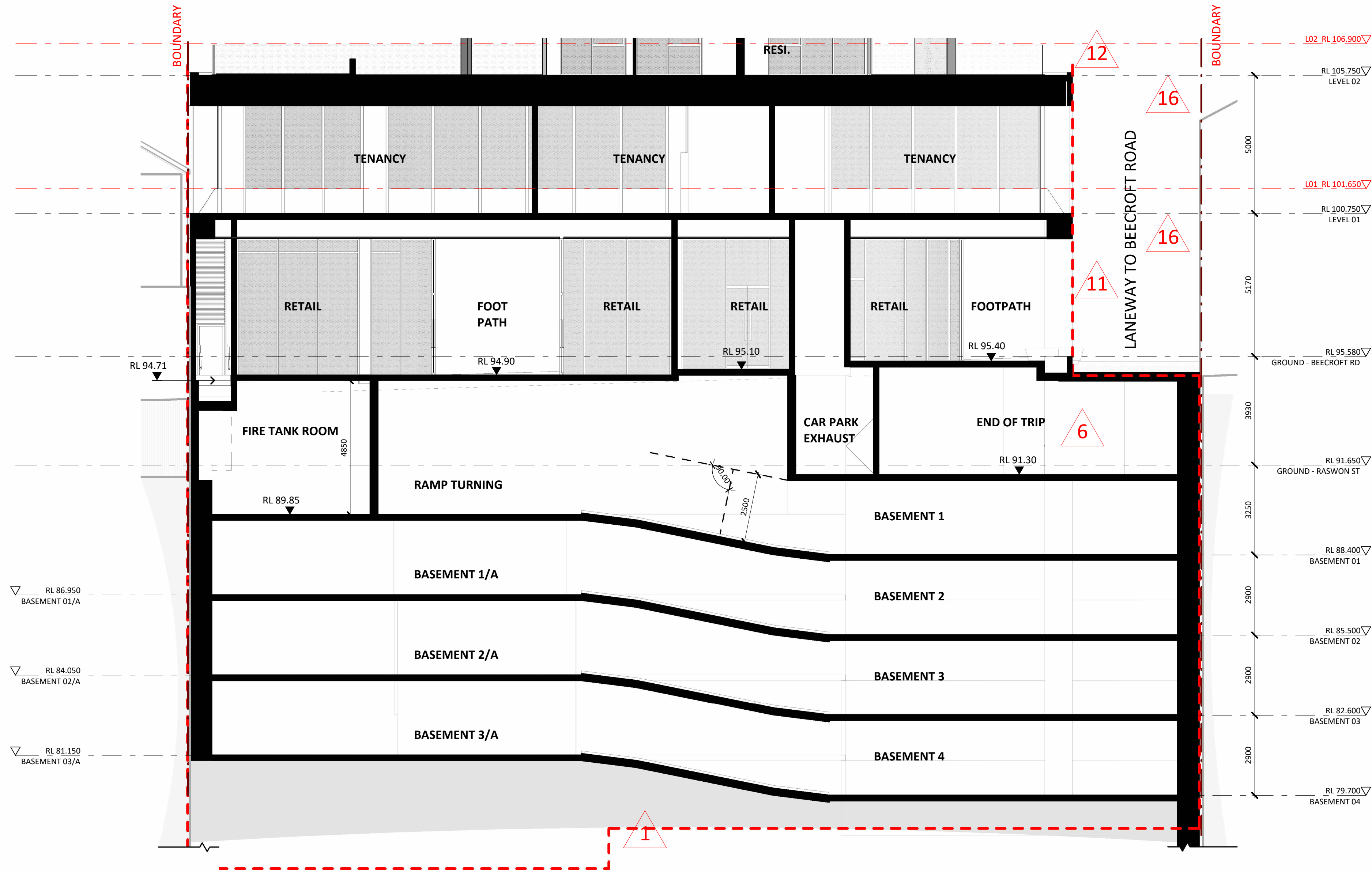
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SEC 4.55-NOTES	
KEY	DESCRIPTION
1	BASEMENT OUTLINE ADJUSTED.
6	END OF TRIP COMMERCIAL FACILITY RELOCATED TO LOWER GROUND FLOOR
11	COLONADE ADDED
12	PLANTERS REMOVED
16	LEVEL ADJUSTED



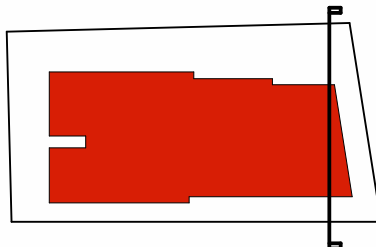
1 SECTION - CAR PARK 1
1 : 100 @A1

LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

DRAWING REPLACING SEC 4.55 APPROVED DA--1313/REV.C-DR

Key Plan:



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A SECTION 4.55 SUBMISSION		BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

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0 m 2 m 4 m 10 m 16 m
1:200 @A1

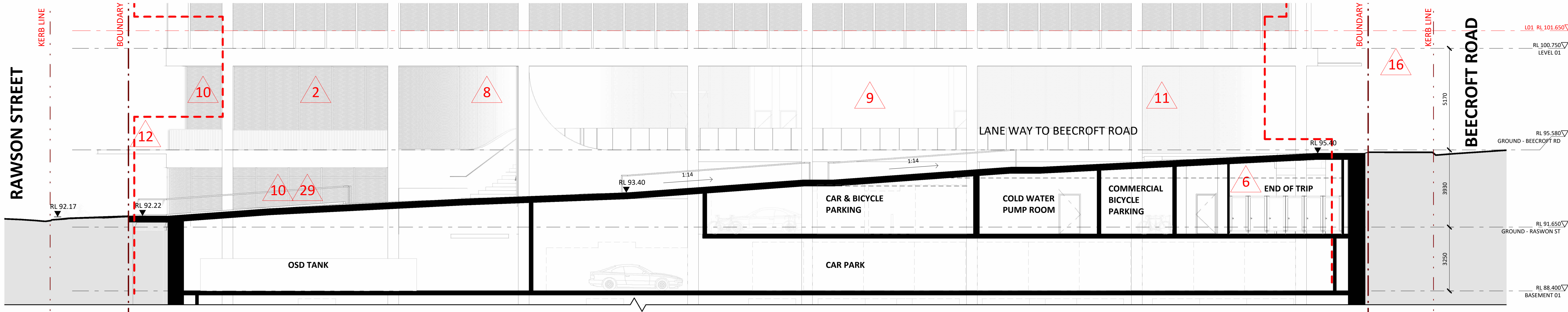
Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
D1-SECTIONS
SECTION - CAR PARK 1

Drawing Number
DA-D120010

Revision
A

SEC 4.55-NOTES	
KEY	DESCRIPTION
2	INTERNAL LAYOUT ADJUSTED
6	END OF TRIP COMMERCIAL FACILITY RELOCATED TO LOWER GROUND FLOOR
8	PLANT/GARB ROOM/STAIR RELOCATED
9	RESIDENTIAL LOBBY RELOCATED
10	RETAIL AREA ADDED
11	COLONADE ADDED
12	PLANTERS REMOVED
16	LEVEL ADJUSTED
29	ACCESSIBLE RAMP ADDED



1 SECTION - LANEWAY
1 : 100 @A1



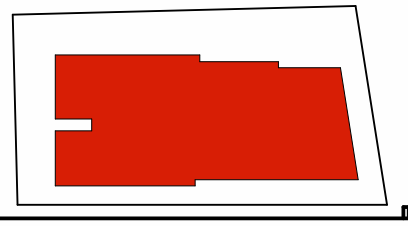
PROPOSED VIEW FROM ROWSON STREET

LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

DRAWING REPLACING SEC 4.55 APPROVED A-DA--1316/REV.1-WB

Key Plan:



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B	SECTION 4.55 SUBMISSION - PUBLIC DOMAIN RAMP ADDED	BH	EA	260623
A	SECTION 4.55 SUBMISSION	BH	EA	251208

Rev	Amendment	By	Chk* Reg. Arch	Date
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Kathlyn Loseby NSW ARB 6267

PTW

0 m 1 m 2 m 5 m 8 m

1:100 @A1

Project PA030601

EPPIING DEVELOPMENT

WALLUMEDERAL LAND

48-54 BEECROFT ROAD & 52-54 RAWSON STREET

EPPIING

Phase

SECTION 4.55

Title
D1-SECTIONS

SECTION - LANEWAY

Drawing Number

DA-D120040

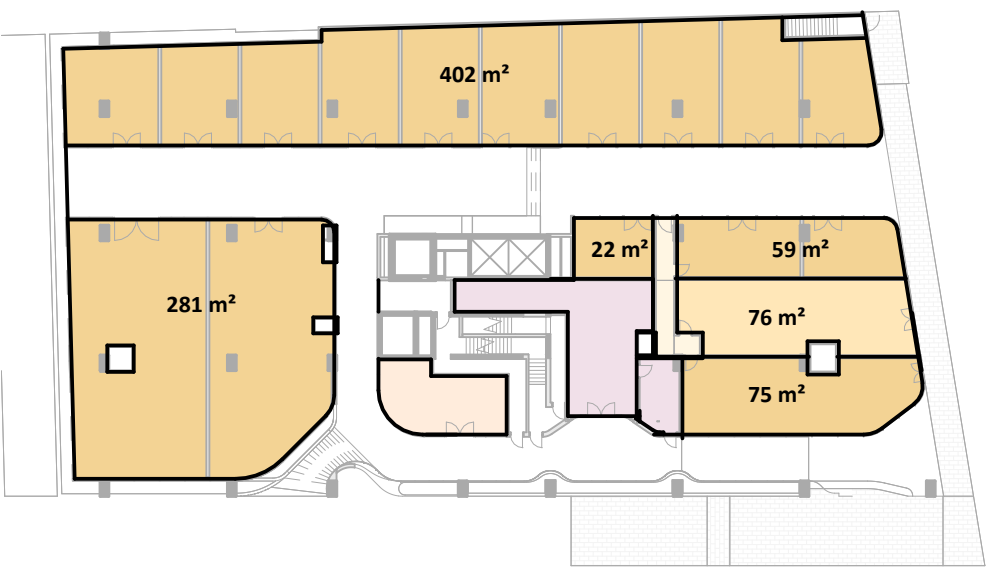
Revision

B

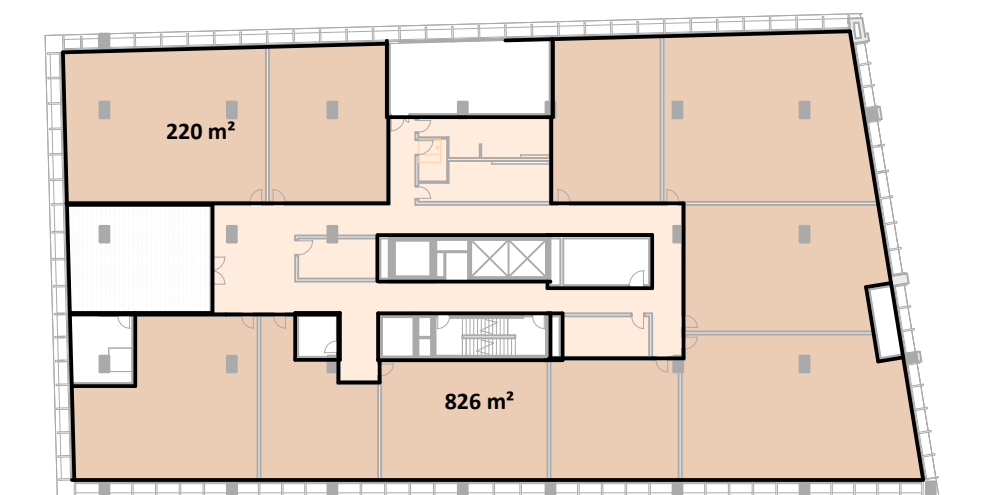
PROPOSED GFA



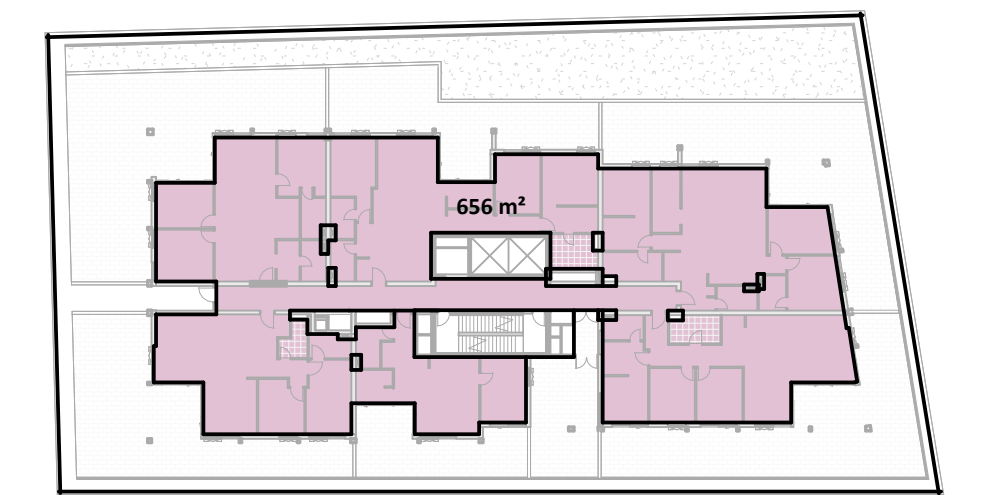
GROUND FLOOR - RAWSON STREET



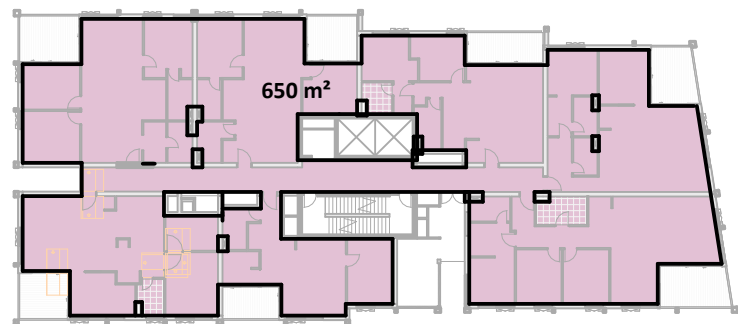
GROUND FLOOR - BEECROFT ROAD



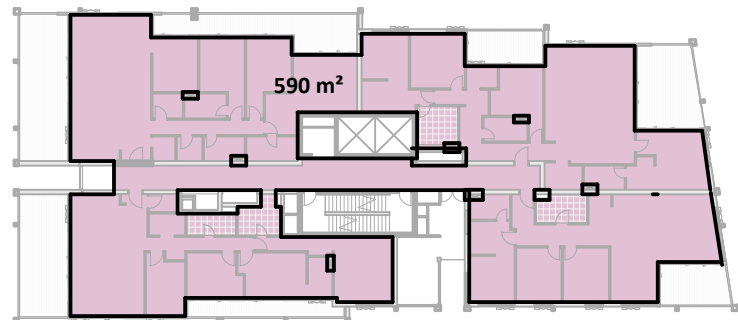
LEVEL 01 PLAN



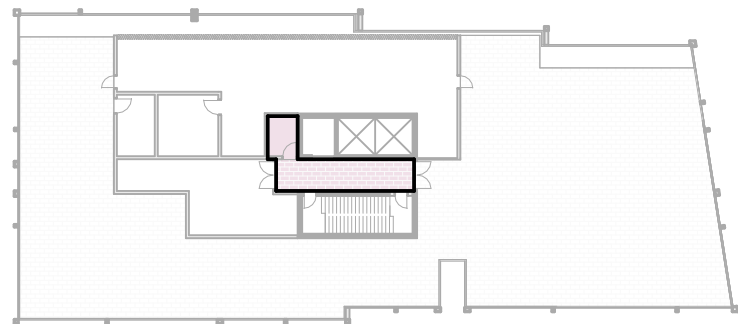
LEVEL 02 PLAN



LEVEL 03-18 PLAN



LEVEL 19 PLAN



LEVEL 20 PLAN

GFA - BY LEVEL AND TYPE

LEVEL	DESCRIPTION	GFA
L20	RESIDENTIAL	25 m²
L19	RESIDENTIAL	590 m²
L18	RESIDENTIAL	650 m²
L17	RESIDENTIAL	650 m²
L16	RESIDENTIAL	650 m²
L15	RESIDENTIAL	650 m²
L14	RESIDENTIAL	650 m²
L13	RESIDENTIAL	650 m²
L12	RESIDENTIAL	650 m²
L11	RESIDENTIAL	650 m²
L10	RESIDENTIAL	650 m²
L09	RESIDENTIAL	650 m²
L08	RESIDENTIAL	650 m²
L07	RESIDENTIAL	650 m²
L06	RESIDENTIAL	650 m²
L05	RESIDENTIAL	650 m²
L04	RESIDENTIAL	650 m²
L03	RESIDENTIAL	650 m²
L02	RESIDENTIAL	656 m²
L01	COMMERCIAL	1313 m²
GRD	RETAIL / LOBBIES - COMMERCIAL AND RESIDENTIAL	1044 m²
G00	RETAIL / AMENITIES	422 m²
TOTAL		14450 m²

GFA - OVERALL

DESCRIPTION	GFA
RESIDENTIAL	11747 m²
COMMERCIAL / RETAIL	2703 m²
TOTAL	14450 m²

GFA - PODIUM LEVELS

LEVEL	DESCRIPTION	GFA
L01	COMMERCIAL CIRCULATION / AMENITY	267 m²
L01	COMMERCIAL TENANCY	1046 m²
GRD	COMMERCIAL / RETAIL LOBBY	35 m²
GRD	RESTAURANT TENANCY	839 m²
GRD	RETAIL BOH	18 m²
GRD	RETAIL TENANCY	76 m²
GRD	RESIDENTIAL BOH	15 m²
GRD	RESIDENTIAL LOBBY	61 m²
G00	COMMERCIAL BOH	14 m²
G00	COMMERCIAL EOT	74 m²
G00	RESTAURANT TENANCY	137 m²
G00	RETAIL AMENITIES	38 m²
G00	RETAIL TENANCY	159 m²
TOTAL		2779 m²

GFA - RESIDENTIAL ONLY

DESCRIPTION	GFA
RESIDENTIAL	11671 m²
RESIDENTIAL BOH	15 m²
RESIDENTIAL LOBBY	61 m²
TOTAL	11747 m²

18

21

21

GFA - OVERALL - COMMERCIAL AND RETAIL ONLY

TYPE	OCCUPANCY	GFA
COMMERCIAL	RETAIL	1281 m²
COMMERCIAL	COMMERCIAL	1422 m²
TOTAL		2703 m²

GFA - COMMERCIAL AND RETAIL TENANCIES ONLY

LEVEL	DESCRIPTION	GFA
L01	COMMERCIAL TENANCY	1046 m²
GRD	RESTAURANT TENANCY	839 m²
GRD	RETAIL TENANCY	76 m²
G00	RESTAURANT TENANCY	137 m²
G00	RETAIL TENANCY	159 m²
TOTAL		2257 m²

18

21

21

21

SEC 4.55-NOTES

KEY	DESCRIPTION
18	APARTMENT MIX ADJUSTED
21	GFA INCREASE

SITE INFORMATION

CONTROLS

ZONING	E1
SITE AREA	2156 m²
APPROVED S455 GFA	14211 m²
PERMISSABLE FSR	6.59:1
PERMISSABLE HEIGHT	72 m
DEEP SOIL ZONE	150.9 m²
COMM. OPEN SPACE	539 m²

NOTE

Gross Floor Area (GFA) is defined under the Standard Instrument Principal Local Environment Plan (SIP LEP)

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2006-155a&dict=::text=lin%20this%20Dictionary%20floor%20area,-means%20the%20sum>

May 2025 Extract -

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement—

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

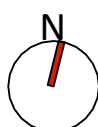
(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

LEGEND

RESIDENTIAL	COMMERCIAL
RETAIL	RETAIL - F & B

Key Plan:



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C	GFA UPDATE	BH	EA	251216
B	LEVEL 01 COMMERCIAL GFA AMENDMENT	BH	EA	251215
A	SECTION 4.55 SUBMISSION	BH	EA	251208

Rev	Amendment	By	Chk* Reg. Arch	Date
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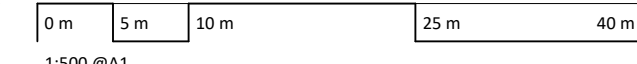
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Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
Q1-ADG COMPLIANCE
ADG2D-GFA DIAGRAMS

Drawing Number
DA-Q12D010

Revision

C

SOLAR ACCESS PROPOSED	ADG 4A-1	
SOLAR ACCESS	COUNT	%
>3HRS	87	71%
<2HRS	18	15%
0HRS	17	14%
Grand total	122	100%

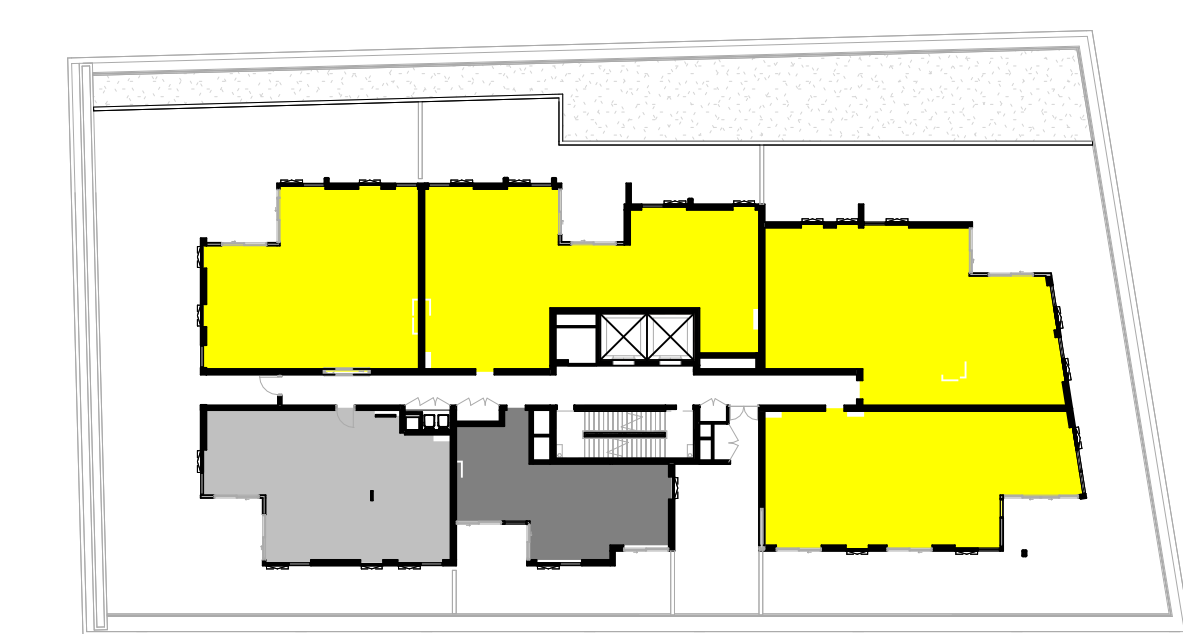
ADG minimum number of units required to receive a minimum of 2Hrs of direct sunlight. : 70% 86 UNITS

Proposed number of units to receive a minimum of 2Hrs of direct sunlight. : 71% 87 UNITS

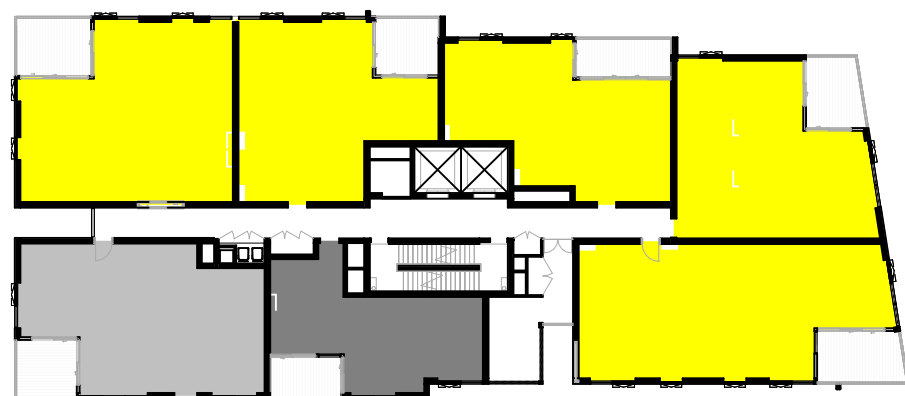
- 0 HRS
- <2 HRS
- >3 HRS
- N/A

SOLAR ACCESS ON 21ST JUN

ADG 4A-1- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas



Level 02



Level 03-Level 18



Level 19

CROSS VENTILATION	ADG4B-3	
COMPLIANCE	COUNT	%
NO	16	39%
YES	25	61%
Grand total	41	100%

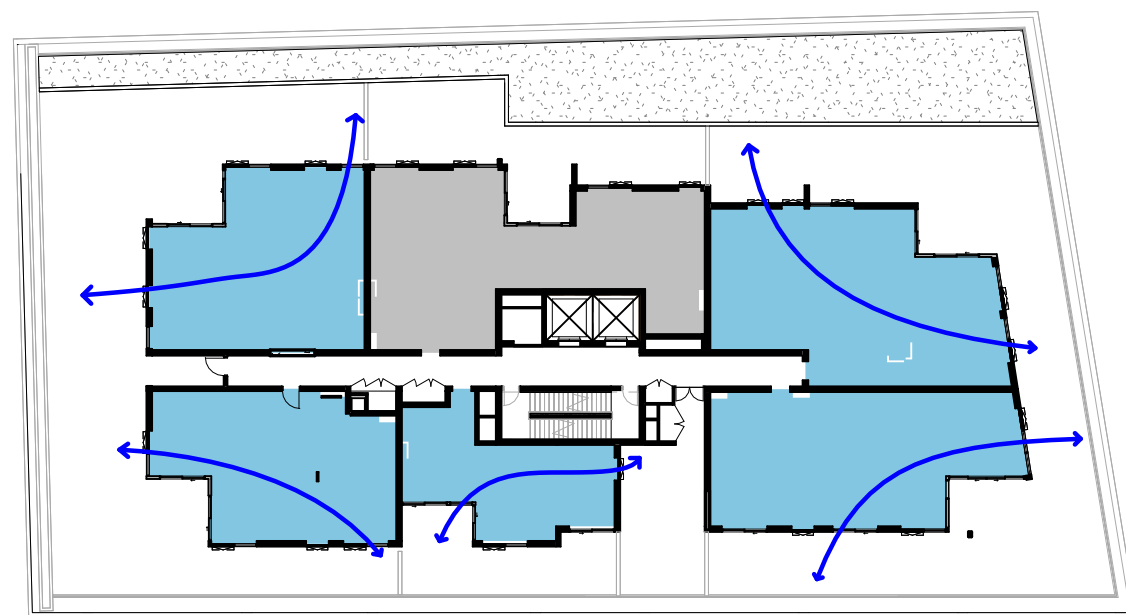
ADG minimum number of units required to be naturally ventilated : 60% 24 UNITS

Proposed number of units to be naturally ventilated : 61% 25 UNITS

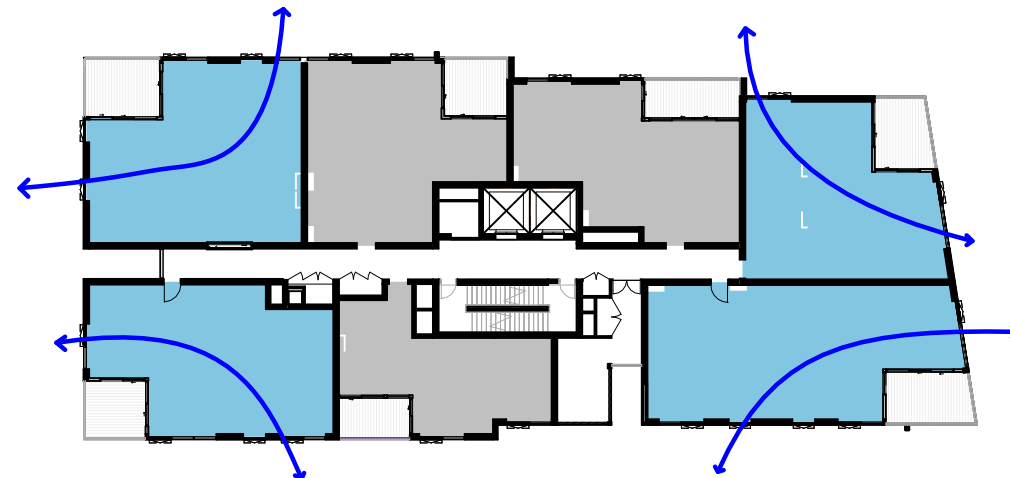
- YES
- NO
- N/A

NOTE: CONSIDERED UPTO FIRST 9 LEVELS AS PER ADG.

ADG 4B-3- At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.



Level 02



Level 03-Level 07

Key Plan:



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A	SECTION 4.55 SUBMISSION	BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

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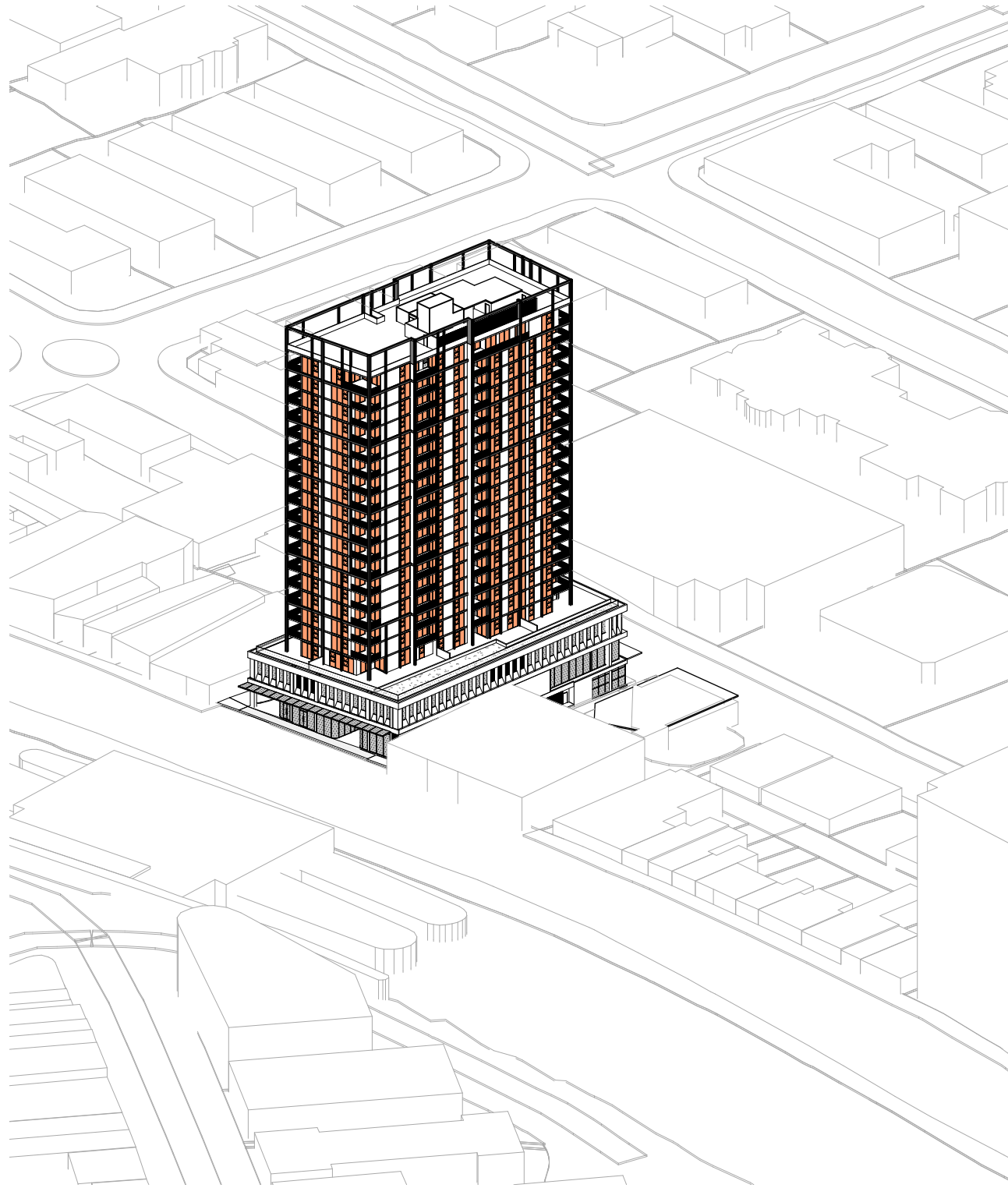
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Project PA030601				
EPPING DEVELOPMENT				
WALLUMEDEGAL LAND				
48-54 BEECROFT ROAD & 52-54 RAWSON STREET				
EPPING				
Phase				
SECTION 4.55				

Title	Q1-ADG COMPLIANCE
ADG4A1-SOLAR ACCESS & CROSS VENT COMPLIANCE DIAGRAMS	
Drawing Number	DA-Q14A110
Revision	A

DRAWING REPLACING SEC 4.55 APPROVED A-DA-2971/REV.17-WB
A-DA-2972/REV.14-WB



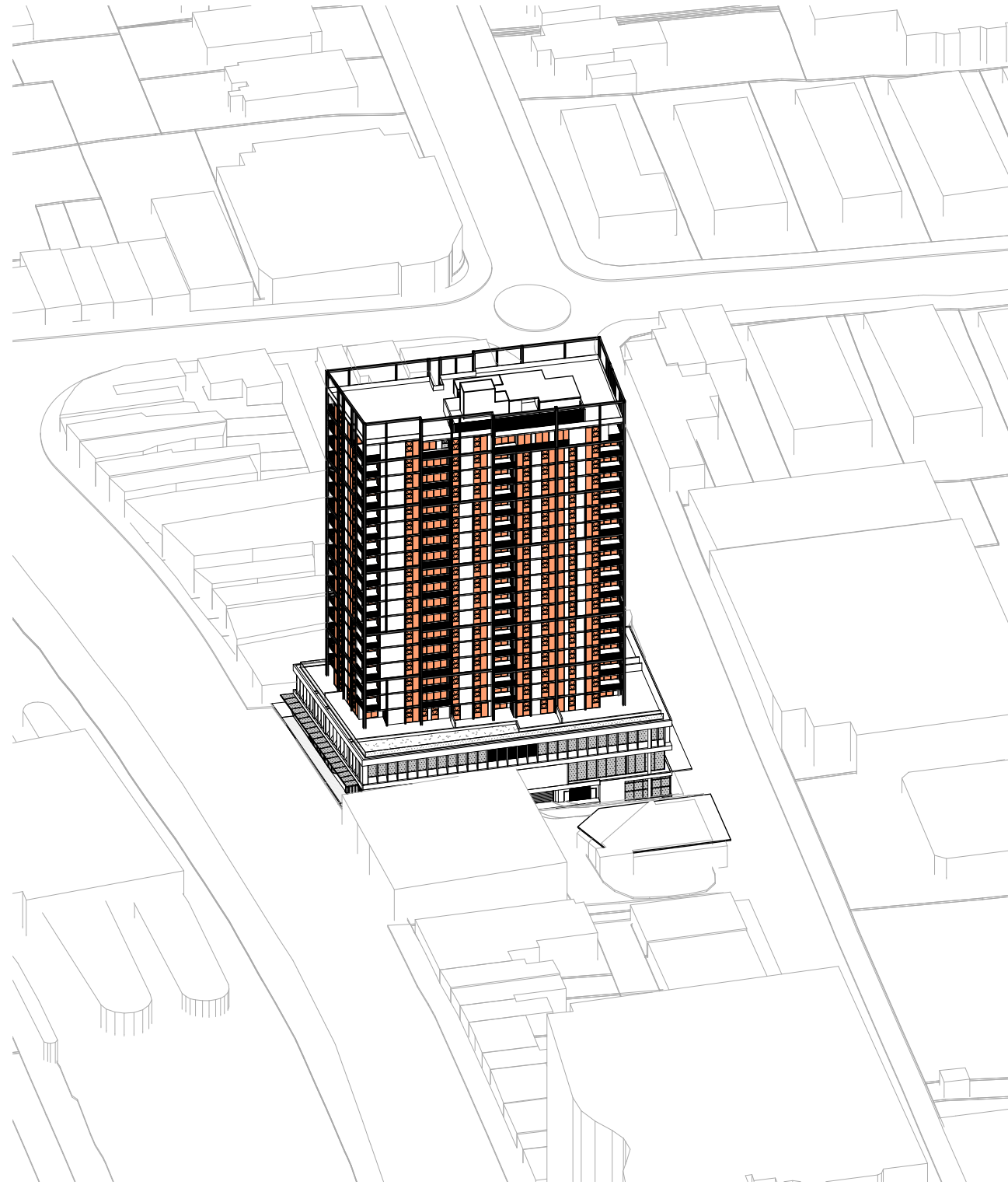
21 JUNE 0900 HRS



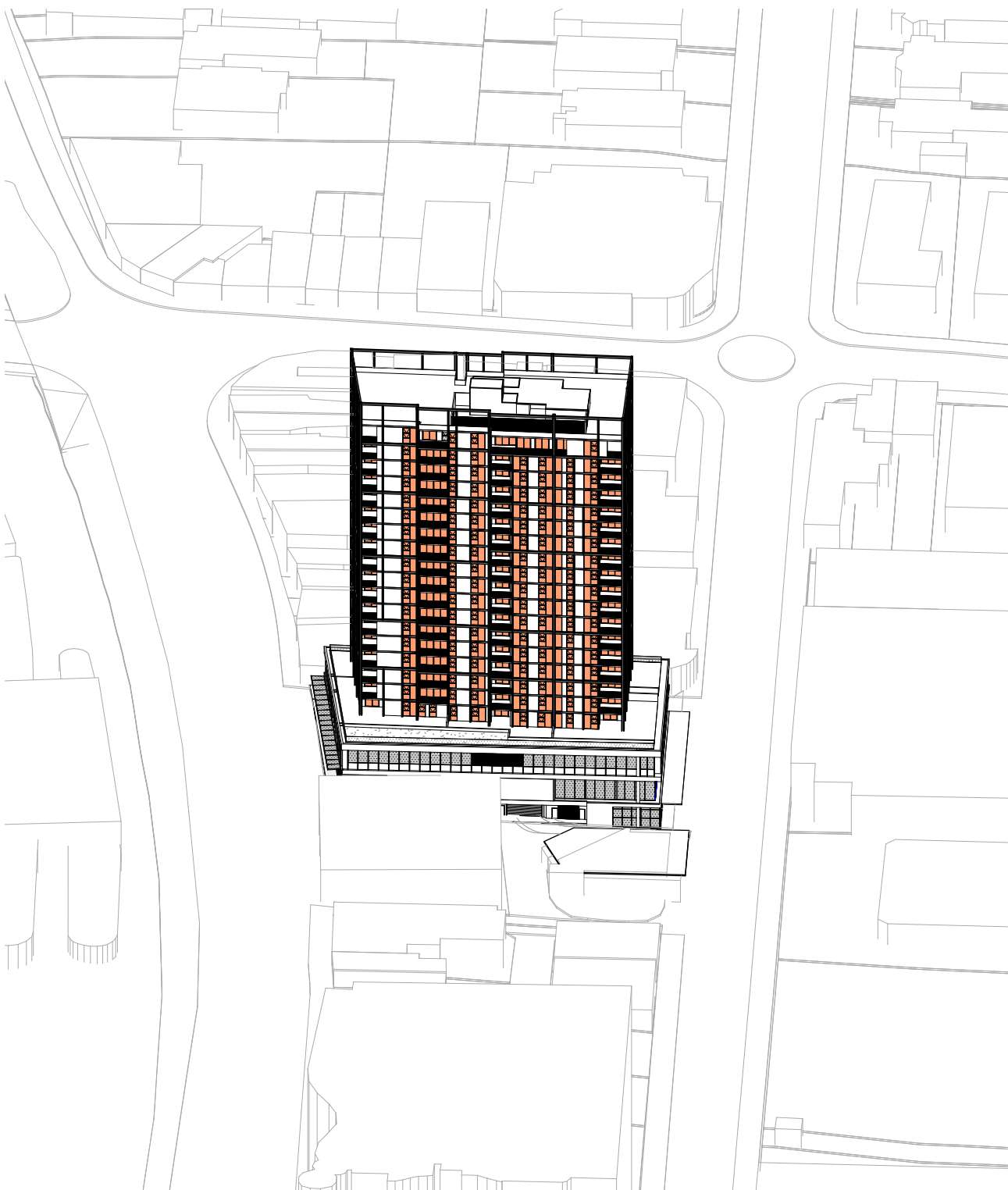
21 JUNE 1000 HRS



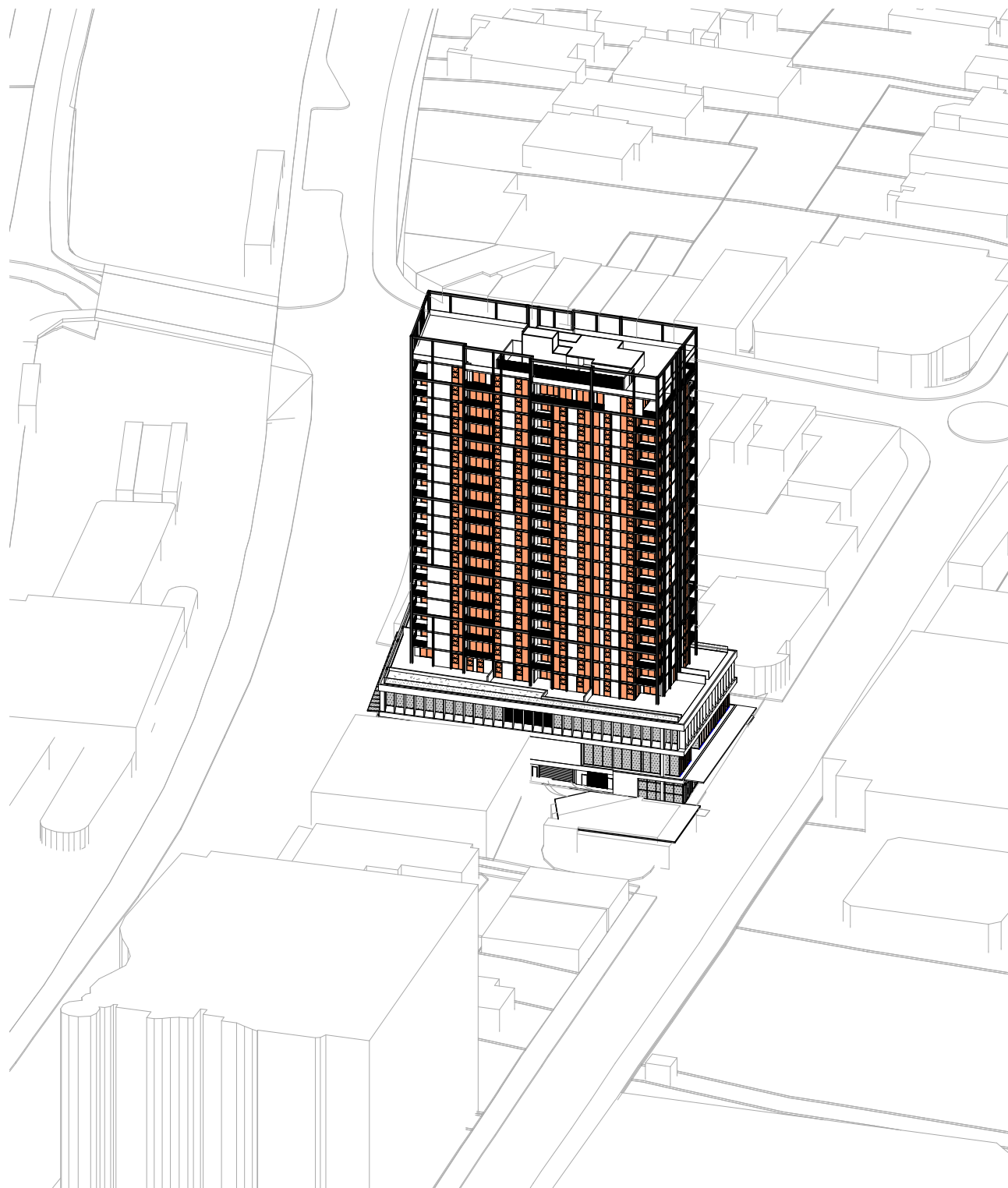
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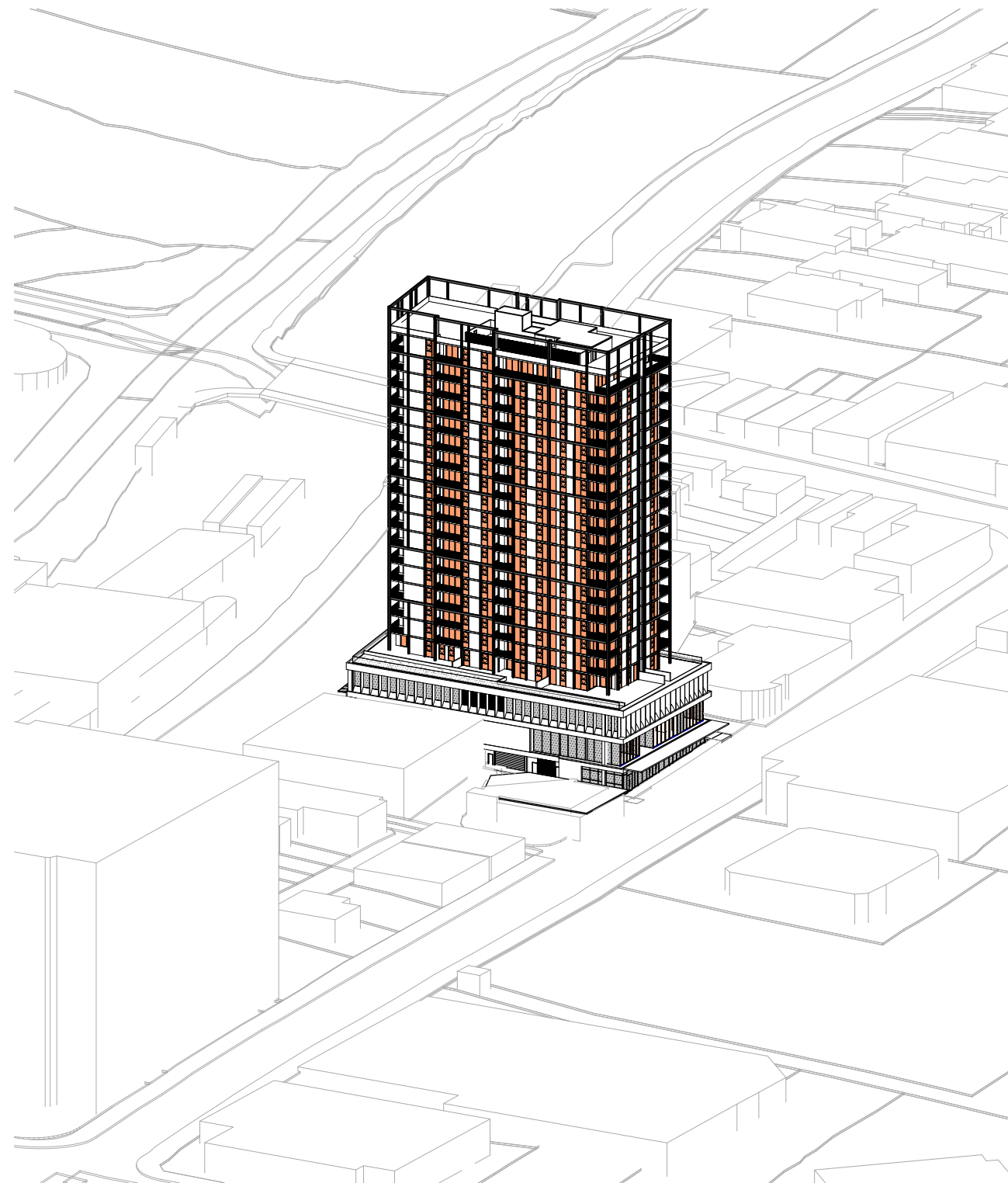
21 JUNE 1200 HRS



21 JUNE 1300 HRS

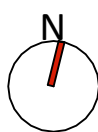
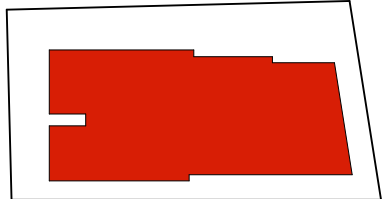


21 JUNE 1400 HRS



21 JUNE 1500 HRS

Key Plan:



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A	SECTION 4.55 SUBMISSION
Rev	Amendment

BH	EW	251208
By	Chk*	Date
	Reg. Arch	

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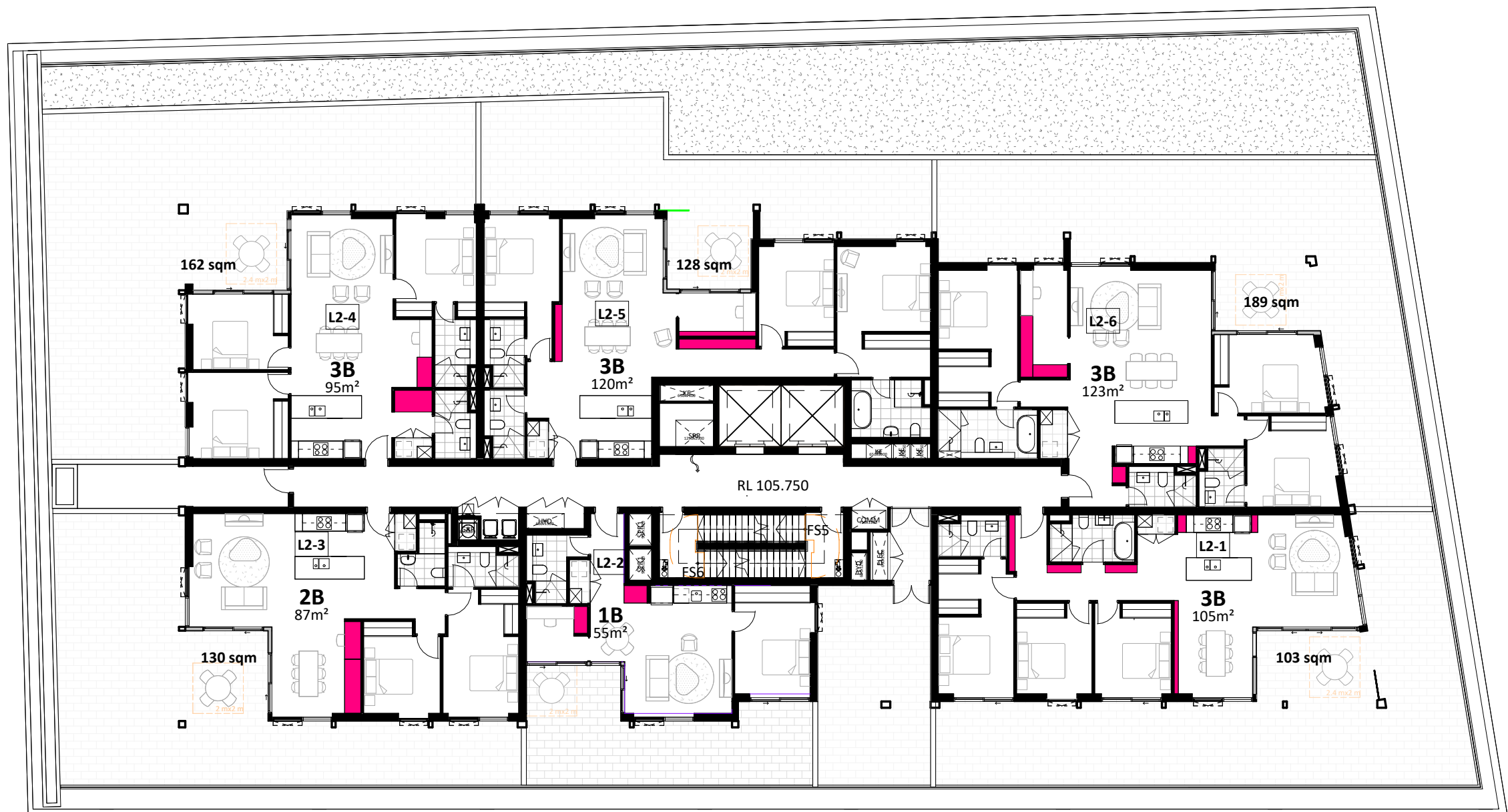
PTW

0 m 10 m 20 m 50 m 80 m
1:1000 @A1

Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

DRAWING REPLACING SEC 4.55 APPROVED DA--1311/REV.B-DR

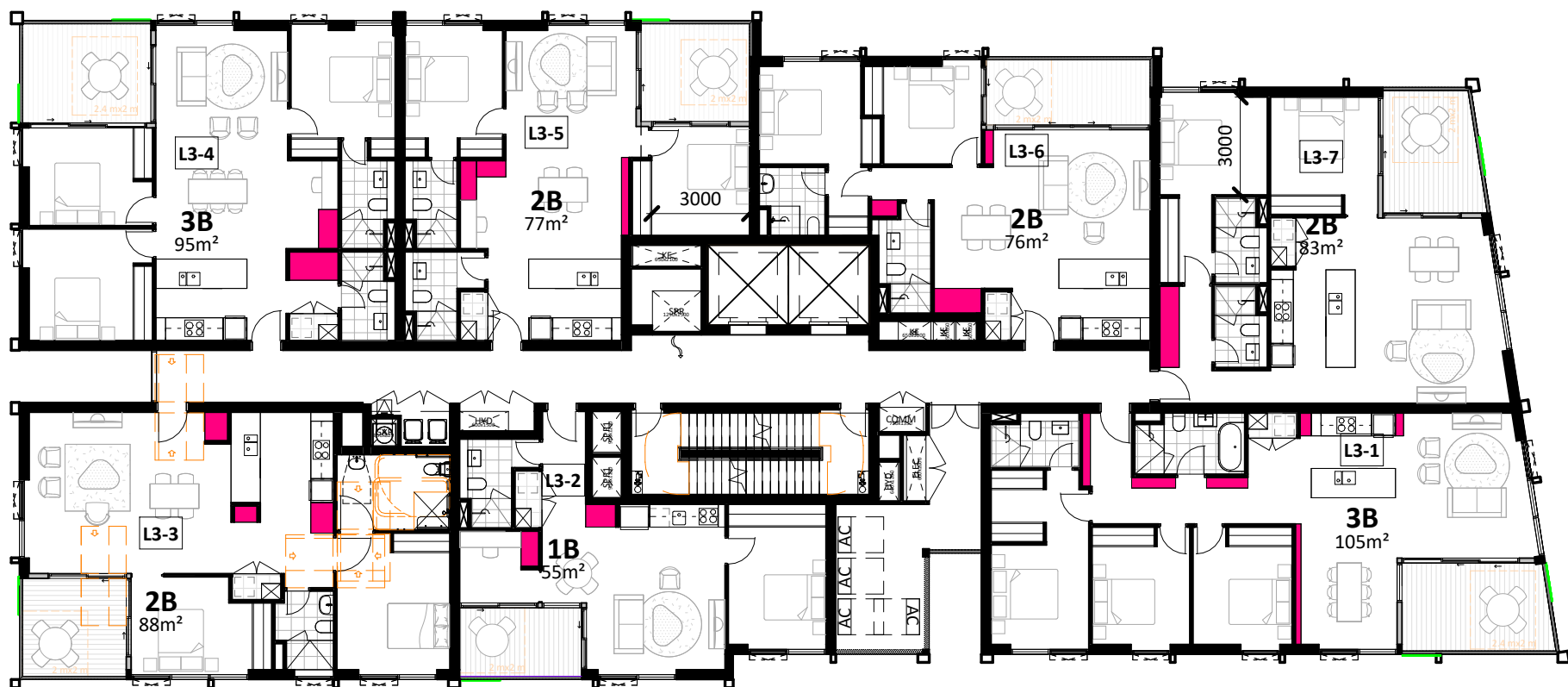
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Q1-ADG COMPLIANCE
ADG4A1-SOLAR ACCESS -
SUN-EYE DIAGRAMS
Drawing Number
DA-Q14A120
Revision
A



1 LEVEL 02 PLAN
1 : 200



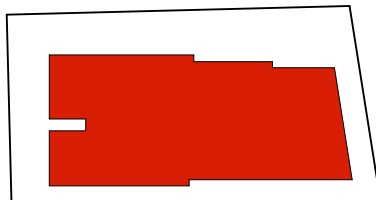
3 LEVEL 19 PLAN
1 : 200



2 LEVEL 03-18 - TYPICAL FLOOR PLAN
1 : 200

ADG4G1-STORAGE		
UNIT	TYPE	VOLUME
L2-1	3B	6.05 m ³
L2-2	1B	3.14 m ³
L2-3	2B	6.11 m ³
L2-4	3B	5.08 m ³
L2-5	3B	6.04 m ³
L2-6	3B	6.03 m ³
L3-1	3B	6.05 m ³
L3-2	1B	3.14 m ³
L3-3	2B	4.12 m ³
L3-4	3B	5.08 m ³
L3-5	2B	4.02 m ³
L3-6	2B	4.28 m ³
L3-7	2B	4.03 m ³
L19-1	3B	6.05 m ³
L19-2	3B	15.62 m ³
L19-3	4B	7.36 m ³
L19-4	4B	9.07 m ³

Key Plan:



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A SECTION 4.55 SUBMISSION

Rev Amendment

BH EA 251208

By Chk*
Reg. Arch Date

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DRAWING REPLACING SEC 4.55 APPROVED A-DA--2951/REV.9-WB

0 m 2 m 4 m 10 m 16 m
1:200 @A1

Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

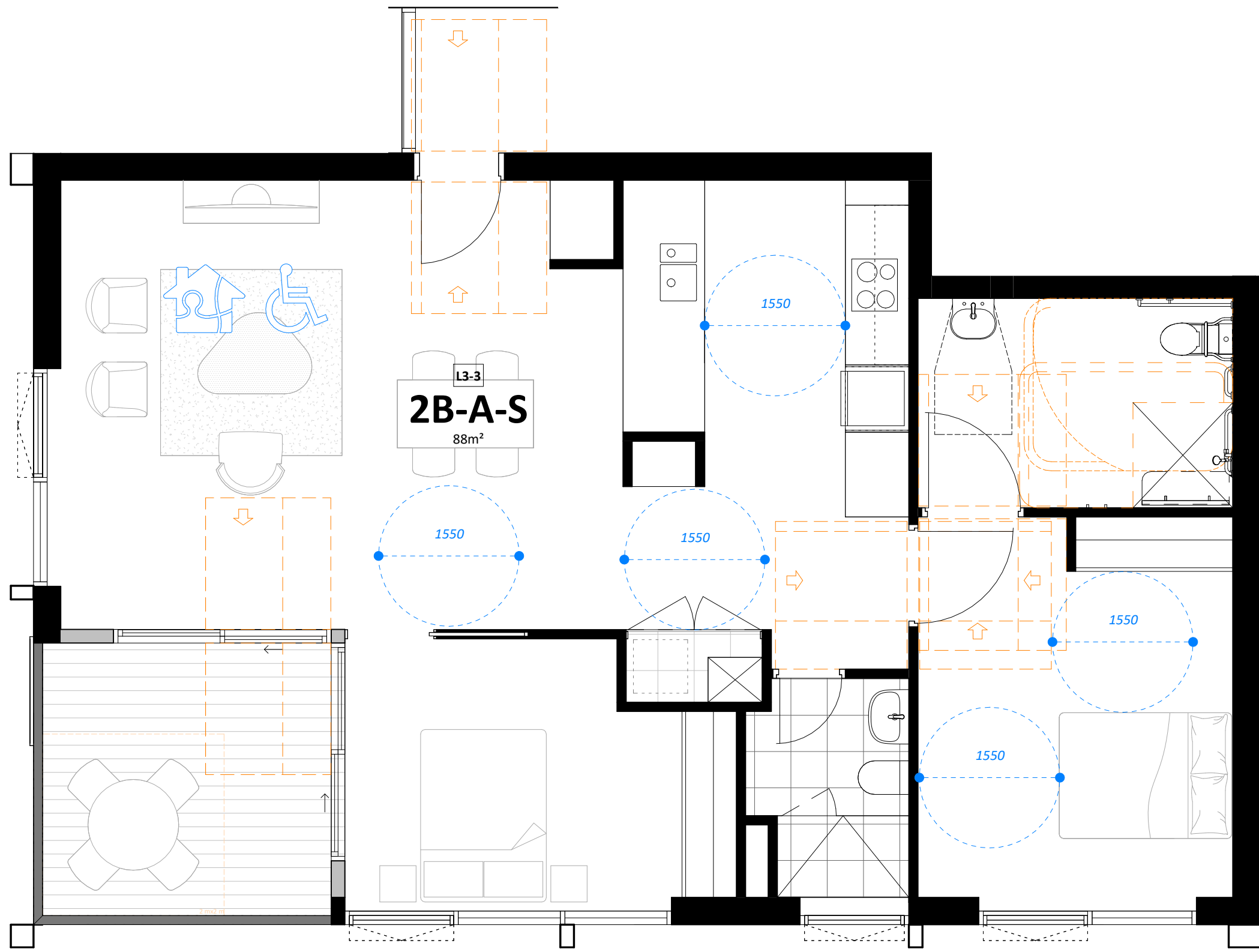
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Q1-ADG COMPLIANCE
ADG4G1-INTERNAL STORAGE

Drawing Number

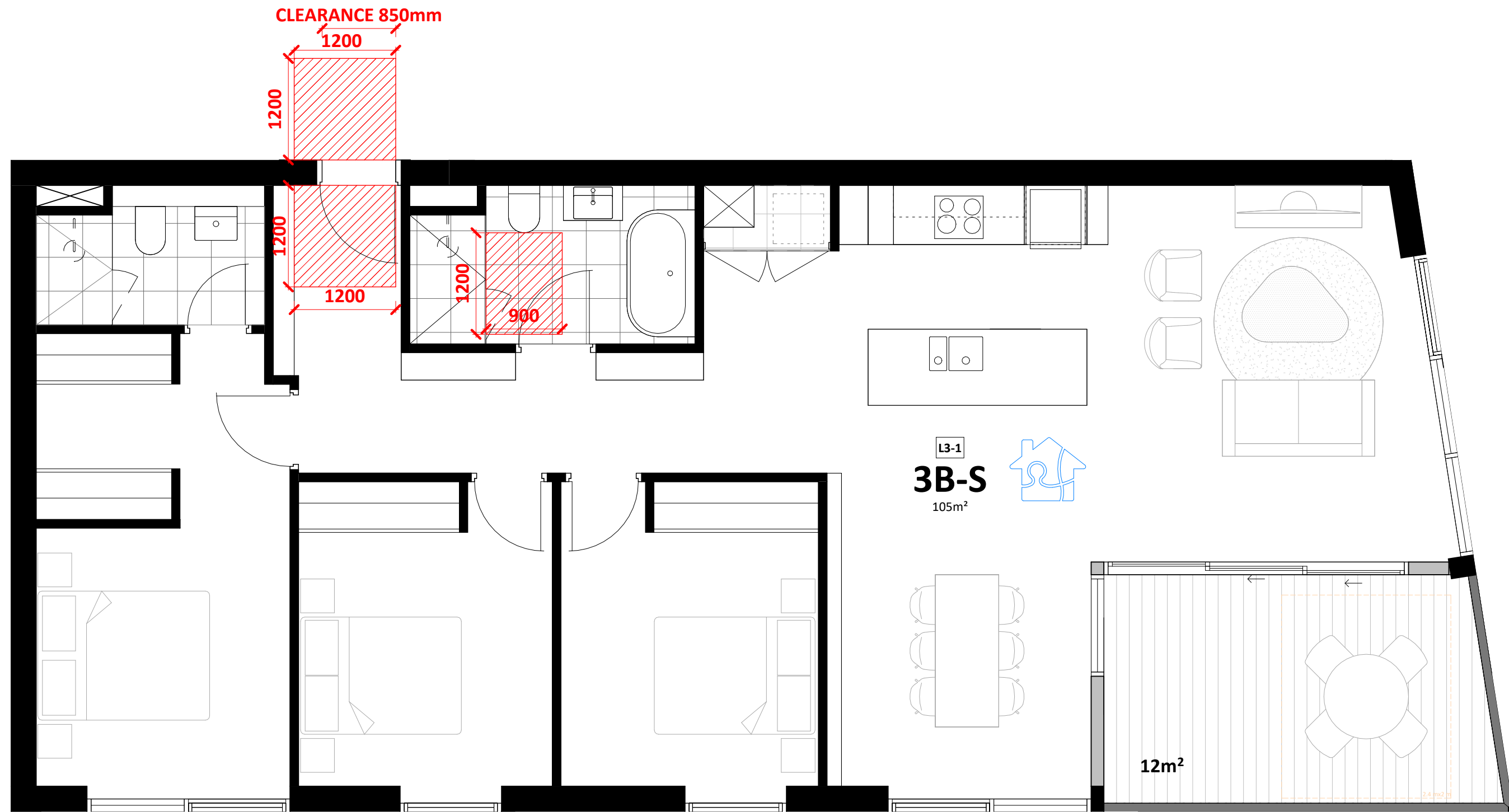
DA-Q14G110

Revision

A



1 TYPICAL ADAPTABLE UNIT-L3-3 (L4-3 TO L15-3)
1 : 50 @A1



2 TYPICAL SILVER LIVABLE UNIT- L3-1 (L4-1 TO L15-1)
1 : 50 @A1

TOTAL NUMBER OF UNITS: 122

ADAPTABLE UNITS (ALSO CONSIDERED AS LIVABLE) PROPOSED : 13 (10%)
ADAPTABLE UNITS (ALSO CONSIDERED AS LIVABLE) REQUIRED: 13 (10%)

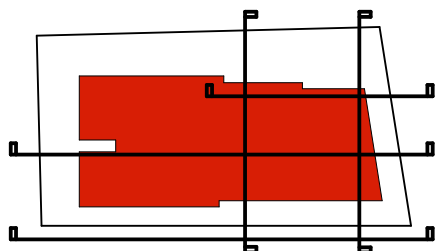
SILVER LEVEL LIVABLE UNITS PROPOSED : 13 (10%)
SILVER LEVEL LIVABLE UNITS REQUIRED: 13 (10%)

TOTAL LIVABLE PROPOSED : 26 (20%)
TOTAL LIVABLE REQUIRED: 26 (20%)

LEGEND

 DA / SEC 4.55
APPROVED OUTLINE

Key Plan:



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A	SECTION 4.55 SUBMISSION	BH	EA	251208
Rev	Amendment	By	Chk* Reg. Arch	Date

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DRAWING REPLACING SEC 4.55 APPROVED A-DA--2901/REV.9-WB

0 m 1 m 2 m 5 m 8 m
1:100 @A1

Project PA030601
EPPING DEVELOPMENT
WALLUMEDEGAL LAND
48-54 BEECROFT ROAD & 52-54 RAWSON STREET
EPPING
Phase
SECTION 4.55

Title
Q1-ADG COMPLIANCE
ADAPTABLE & LIVABLE
APARTMENTS
Drawing Number
DA-Q14Q210
Revision
A

48-54 BEECROFT ROAD / 52-54 RAWSON STREET

DEVELOPMENT APPLICATION DRAWINGS

DRAWING REGISTER

DWG NO.	DRAWING NAME	SCALE	SIZE	ISSUE
L-000	COVER SHEET + DRAWING REGISTER + LEGEND	NTS	A1	R
L-101	LOWER GROUND LEVEL LANDSCAPE LAYOUT PLAN	1:100	A1	M
L-102	GROUND LEVEL LANDSCAPE LAYOUT PLAN	1:100	A1	O
L-103	LEVEL 01 - PODIUM LANDSCAPE LAYOUT PLAN	1:100	A1	G
L-104	ROOF LANDSCAPE LAYOUT PLAN	1:100	A1	H
L-105	PLANT SCHEDULE	NTS	A1	O
L-106	LEVEL 02 - PODIUM LANDSCAPE LAYOUT PLAN	1:100	A1	F

Below are landscape amendments.
Refer to Landscape Drawings for more details:

- L-101. Amended design, public domain ramp added.
- L-102. Amended design, public domain ramp added. Amended planting
- L-105. Amended quantities for increased species.

LEGEND

GENERAL		PLANTING	
	PROPERTY BOUNDARY		TREE PROPOSED
	EXISTING LEVEL		SHRUB PROPOSED
	STRUCTURAL SLAB LEVEL		PLANTING AREA
	FINISHED FLOOR LEVEL		ARTIFICIAL TURF
	PROPOSED LEVEL	FURNITURE	
	TOP OF WALL LEVEL		
	DRAINAGE PIT REFER TO CIVIL		
	STRIP DRAIN REFER TO CIVIL		
	TACTILE GROUND SURFACE INDICATORS		BENCH SEAT
			BIKE RACK

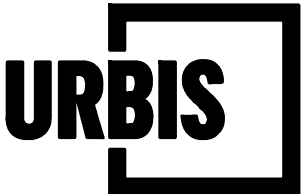
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PAGE SETUP: ...

PLOTTED BY: TESS LINDSAY

PLOT DATE: 02.07.2026

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48-54 BEECROFT ROAD / 52-54 RAWSON STREET

COVER SHEET + DRAWING REGISTER + LEGEND

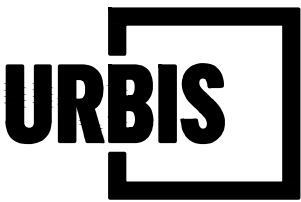
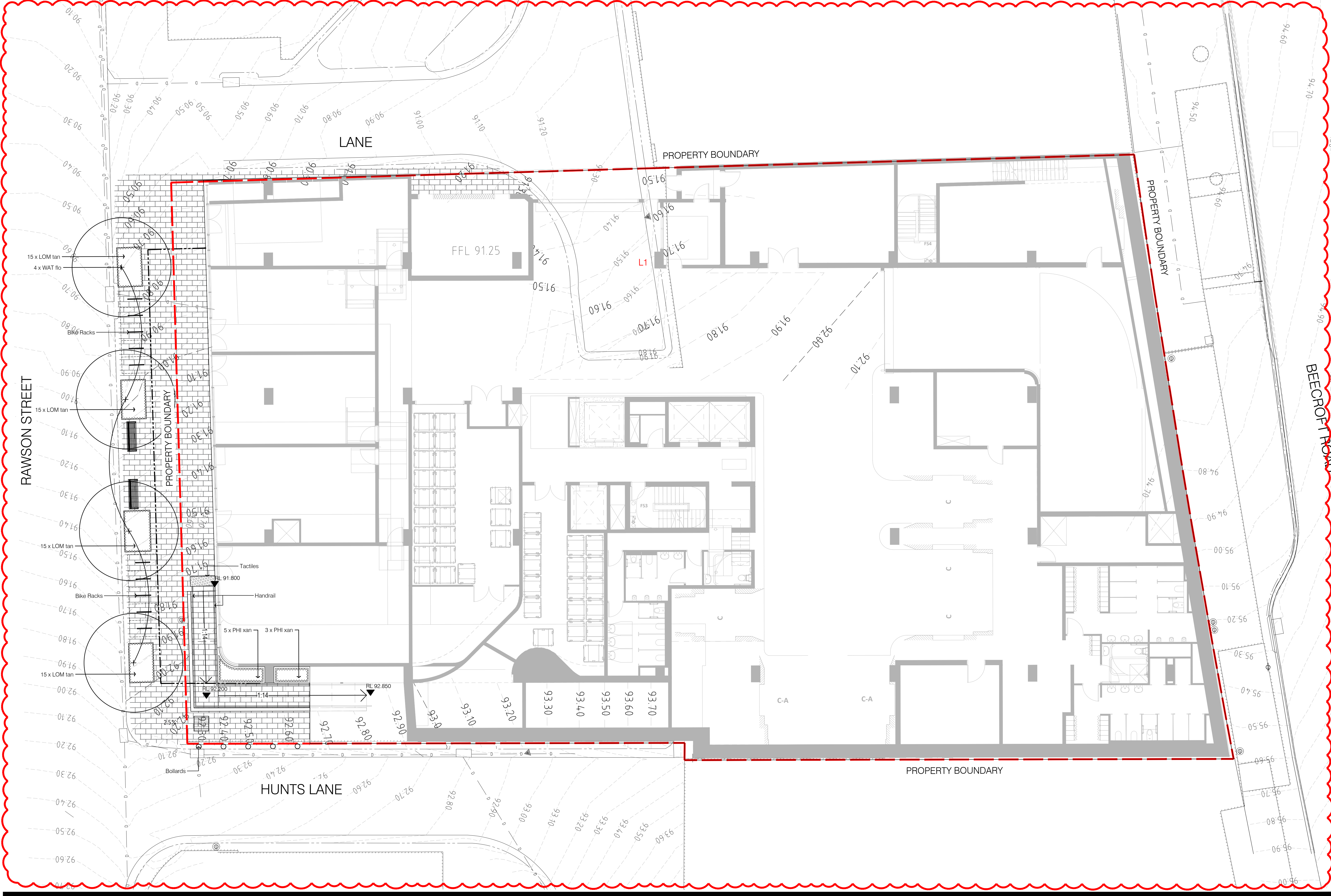
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Q	PUBLIC DOMAIN RAMP ADDED	TM	MK	15.01.26	
P	SECTION 4.55 MODIFICATION	SG	MK	20.11.23	
	DEVELOPMENT APPLICATION				
REV	DESCRIPTION	DWN	CHK	DATE	

CLIENT	
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•	

PROJECT NO.	DATE
ND1745	02.07.26
DRAWING NO.	REVISION
L-000	R

Plot Style: URBIS.BW.CTB
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Plotted by: TESS LINDSAY
Plot Date: 02.07.2026
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48-54 BEECROFT ROAD / 52-54 RAWSON STREET LOWER GROUND LEVEL LANDSCAPE LAYOUT PLAN

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REV	DESCRIPTION	DWN	CHK	DATE
0	SECTION 4.55 SUBMISSION	TL	MK	02.07.26
L	SECTION 4.55 MODIFICATION	TM	MK	15.01.26

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PROJECT NO.
ND1745
DATE
02.07.26
DRAWING NO.
L-101
REVISION
M

1:100 @ A1
1:200 @ A3
1 2 3 4 5m

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of

PROJECT NO.		DATE	
ND1745		02.07.26	
DRAWING NO.		REVISION	
L-102		O	

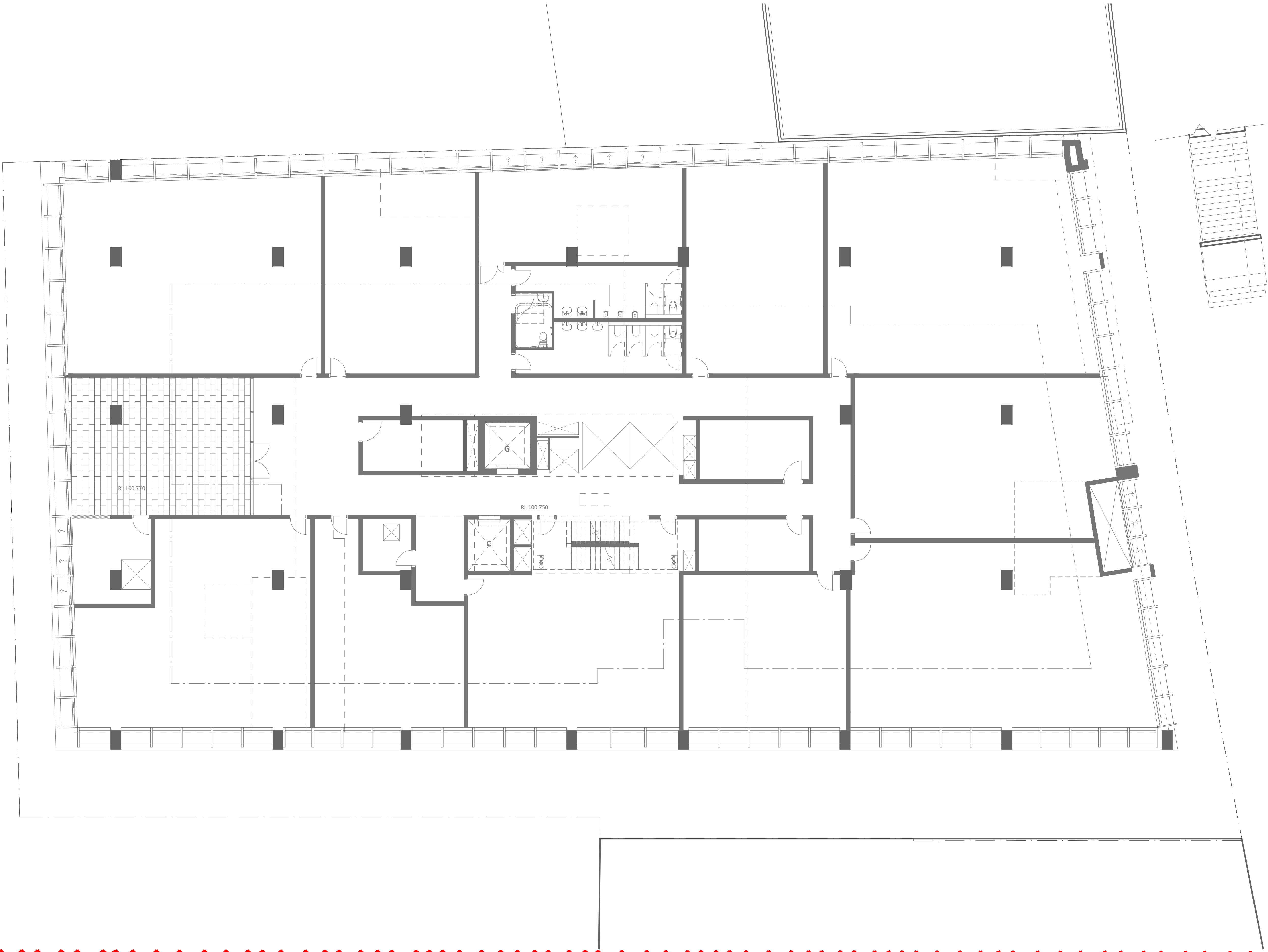
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PLOT DATE: 15.01.2026

PLOTTED BY: TREVOR MCBRYANE

PAGE SETUP: ...

PLOT STYLE: URBIS.CTB



48-54 BEECROFT ROAD / 52-54 RAWSON STREET

LEVEL 01 - PODIUM LANDSCAPE LAYOUT PLAN

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G	SECTION 4.55 MODIFICATION	TM	MK	15.01.26
F	DEVELOPMENT APPLICATION	SO	MK	22.09.21
E	DEVELOPMENT APPLICATION	GA	MK	02.08.19
REV	DESCRIPTION	DWN	CHK	DATE

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PROJECT NO.
ND1745

DATE
15.01.26

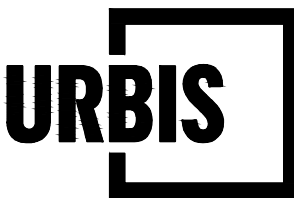
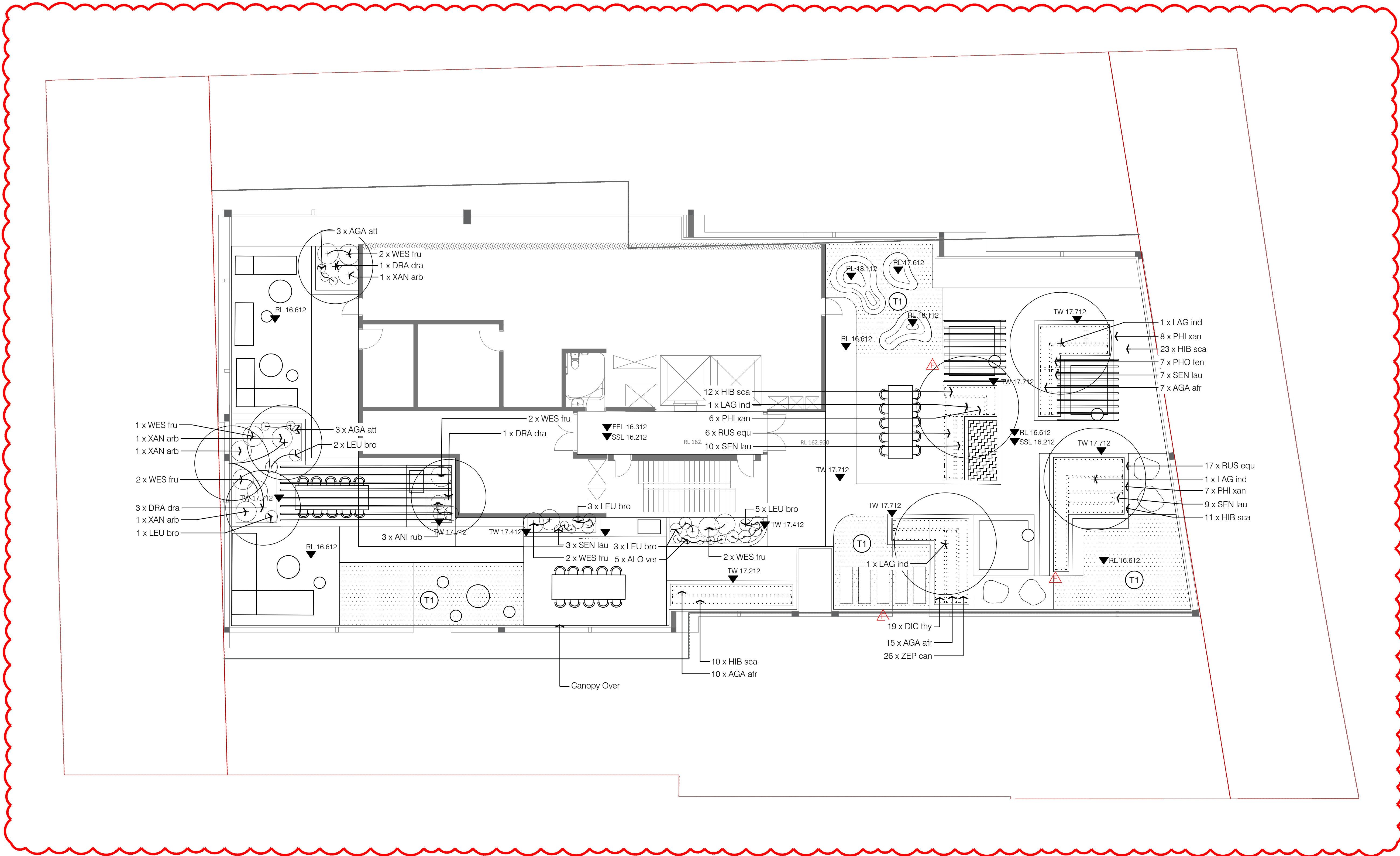
DRAWING NO.
L-103

REVISION
G

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1 2 3 4 5m

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Plot Date: 15.01.2026
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48-54 BEECROFT ROAD / 52-54 RAWSON STREET ROOF LANDSCAPE LAYOUT PLAN

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REV	DESCRIPTION	TM	MK	DATE
H	SECTION 4.55 MODIFICATION			15.01.26

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PROJECT NO. ND1745	DATE 15.01.26
DRAWING NO. L-104	REVISION H

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1:200 @ A3
1 2 3 4 5 m

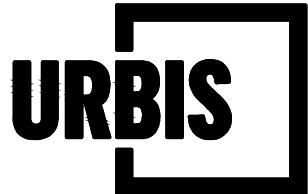
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PLOT DATE: 02.07.2026

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48-54 BEECROFT ROAD / 52-54 RAWSON STREET
PLANT SCHEDULE

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O	SECTION 4.55 SUBMISSION	TL	MK	02.07.26
N	PUBLIC DOMAIN RAMP ADDED	TM	MK	15.01.26
REV	DESCRIPTION	DWN	CHK	DATE

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CLIENT	DOUBLE GOLDSTONE PTY LTD
DRAWING NO.	L-105

PROJECT NO.	ND1745	DATE	02.07.26
REVISION	O		

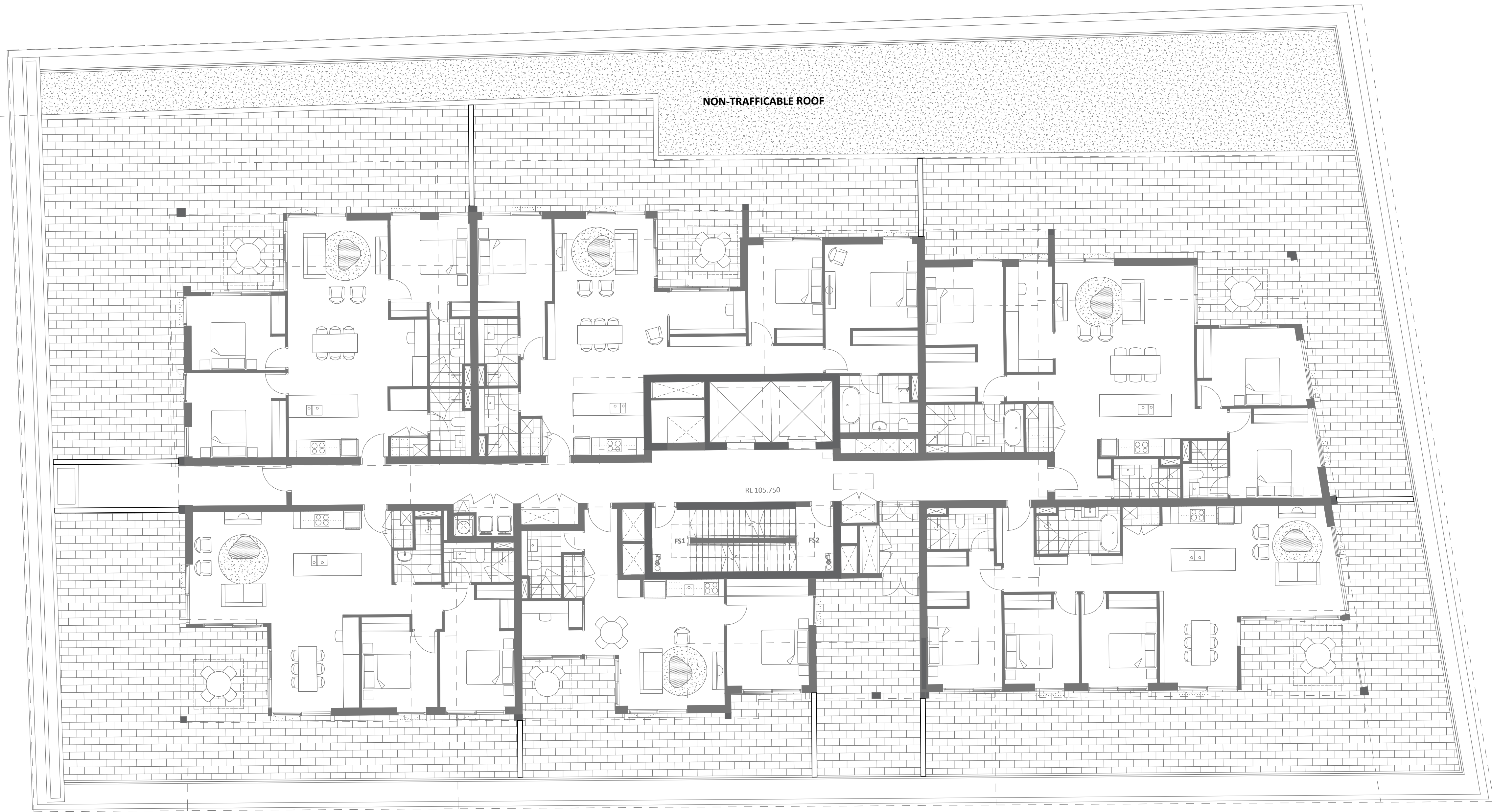
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PLOT DATE: 15.01.2026

PLOTTED BY: TREVOR MCBRYNE

PAGE SETUP: ...

PLOT STYLE: URBIS_A1.ctb



48-54 BEECROFT ROAD / 52-54 RAWSON STREET
LEVEL 02 - PODIUM LANDSCAPE LAYOUT PLAN

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REV	DESCRIPTION	DWN	CHK	DATE
F	SECTION 4.55 MODIFICATION	TM	MK	15.01.26
E	DEVELOPMENT APPLICATION	SO	MK	22.09.21
D	DEVELOPMENT APPLICATION	GA	MK	02.08.19

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DOUBLE GOLDSTONE PTY LTD

PROJECT NO.
ND1745

DRAWING NO.
L-106

DATE
15.01.26

REVISION
F

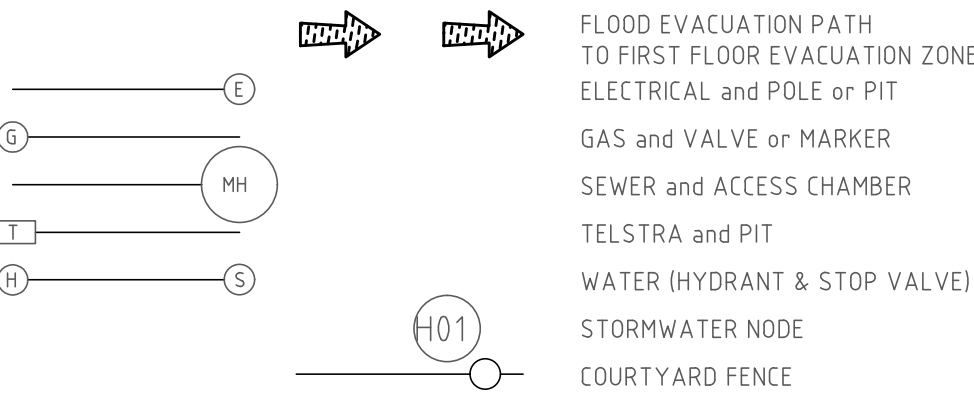
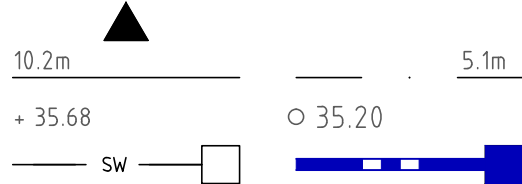
1:100 @ A1
1 2 3 4 5m

1:200 @ A3
1 2 3 4 5m

GENERAL NOTES

- 1) ALL WORK TO BE IN ACCORDANCE WITH PARRAMATTA CITY COUNCIL'S DEVELOPMENT CONTROL PLANS AND WORKS SPECIFICATION CIVIL
- 2) UTILITY ADJUSTMENTS ARE TO BE AT THE DEVELOPERS EXPENSE.
- 3) CONDUITS SHALL BE PLACED WHERE REQUIRED BY THE RELEVANT AUTHORITIES
- 4) TREES THAT ARE NOT TO BE REMOVED SHALL BE PRESERVED.
- 5) BENCHMARK, SSM'S PERMANENT MARKS TO BE AHD.
- 6) AGRICULTURAL LINES SHALL BE PLACED AS DIRECTED
- 7) PITS TO HAVE STEP IRONS IF DEEPER THAN 1.2m
- 8) STRUCTURAL CERTIFICATION REQUIRED FOR CONSTRUCTION OF MAJOR AND NON- STANDARD STRUCTURES
- 9) DRIVEWAYS/LAYBACKS TO HAVE MINIMUM 1m CLEARANCE FROM POWER AND LIGHT POLES, PIT LITELS AND STORM WATER DRAINS, AND 5m CLEARANCE FROM KERB RETURN TANGENT POINT
- 10) SUBSOIL DRAINAGE SHALL BE PROVIDED WHERE DIRECTED BY COUNCIL'S ENGINEER.
- 11) ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE RELEVANT SAA CODES.
- 12) CONTRACTOR SHALL VERIFY THE VALUE OF THE BM PRIOR TO COMMENCEMENT OF WORK.
- 13) MAKE SMOOTH JUNCTION WITH ALL EXISTING WORKS.
- 14) ALL STORMWATER PIPES AND PITS SHALL BE INSTALLED IN ACCORDANCE WITH AS 3500.3 NATIONAL PLUMBING AND DRAINAGE - STORMWATER DRAINAGE AND PARRAMATTA CITY COUNCIL DEVELOPMENT CONTROL PLANS
- 15) ALL STORMWATER PIPES UNDER TRAFFICABLE AREAS SHALL BE SEWER GRADE. uPVC.
- 16) MINIMUM 300mm PIPE COVER TO PROPOSED SURFACE AND 150mm TO UNDERSIDE PAVEMENT.
- 17) ALL STORMWATER PIPES FROM DP's SHALL BE 100ø uPVC LAID AT 1% MINIMUM U.N.O.
- 18) ALL STORMWATER PIPES FROM PITS SHALL BE 150ø uPVC LAID AT 1% MINIMUM U.N.O.
- 19) ALL PITS SHALL BE PROVIDED WITH 100 ø WEEP HOLES IN THE UPSTREAM WALL AND BE STREAMLINED WITH MASS CONCRETE BENCHING AND HAVE INTERNAL DIMENSIONS COMPLYING WITH THE FOLLOWING TABLE :-
- | |
|---|
| DEPTH < 600 mm - 450 mm SQUARE |
| 600 < DEPTH < 900 mm - 600 mm SQUARE |
| 900 < DEPTH < 1800 mm - 900 mm SQUARE WITH STEPS IRONS @ 300 Ctrs |
- 20) CLEANING EYES MUST BE PROVIDED AT ALL CHANGE IN GRADES AND BENDS IN PIPES
- 21) VEHICULAR CROSSINGS ARE TO BE 3m WIDE AT KERB AND GUTTER AND SHALL BE INSTALLED TO COUNCIL SPECIFICATIONS AND LEVELS.
- 22) ALL EXISTING SERVICES IN ROAD RESERVE SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND RELOCATED AS REQUIRED AT THE DEVELOPERS EXPENSE.
- 23) ALL CONTROL MEASURES USED SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT PUBLICATION DATED 1992, TITLED "URBAN EROSION AND SEDIMENT CONTROL".
- 24) SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SET IN PLACE PRIOR TO ANY WORKS COMMENCING.
- 25) ALL CONTROL MEASURES SHALL ALSO BE INSTALLED TO THE SATISFACTION AND DIRECTION OF THE COUNCIL'S ENGINEER.
- 26) THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. NO SILT SHALL BE PLACED OUTSIDE THE LIMIT OF WORKS.
- 27) ALL DISTURBED AREAS SHALL BE STABILISED BY MEANS OF LANDSCAPING, TURF OR RE-VEGETATION SHALL AS SOON AS POSSIBLE.
- 28) THIS DRAWING OUTLINES THE MINIMUM MEASURES TO BE TAKEN TO CONTROL EROSION AND TO ARREST THE TRANSPORT OF SEDIMENT. ADDITIONAL MEASURES MAY BE REQUIRED TO SUIT STAGING OF WORKS OR AS DIRECTED BY THE SUPERINTENDENT OR COUNCIL ENGINEER.
- 29) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING:-
- ARCHITECTURAL PLANS by "DICKSON ROTHSCHILD"
- 30) CAUTION NOTE: UNDERGROUND SERVICES ARE SHOWN IN PLAN POSITION ONLY FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITY. DEPTH OF SERVICES WERE NOT INVESTIGATED AS PART OF THIS DESIGN. THE CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO COMMENCEMENT OF ANY WORKS.

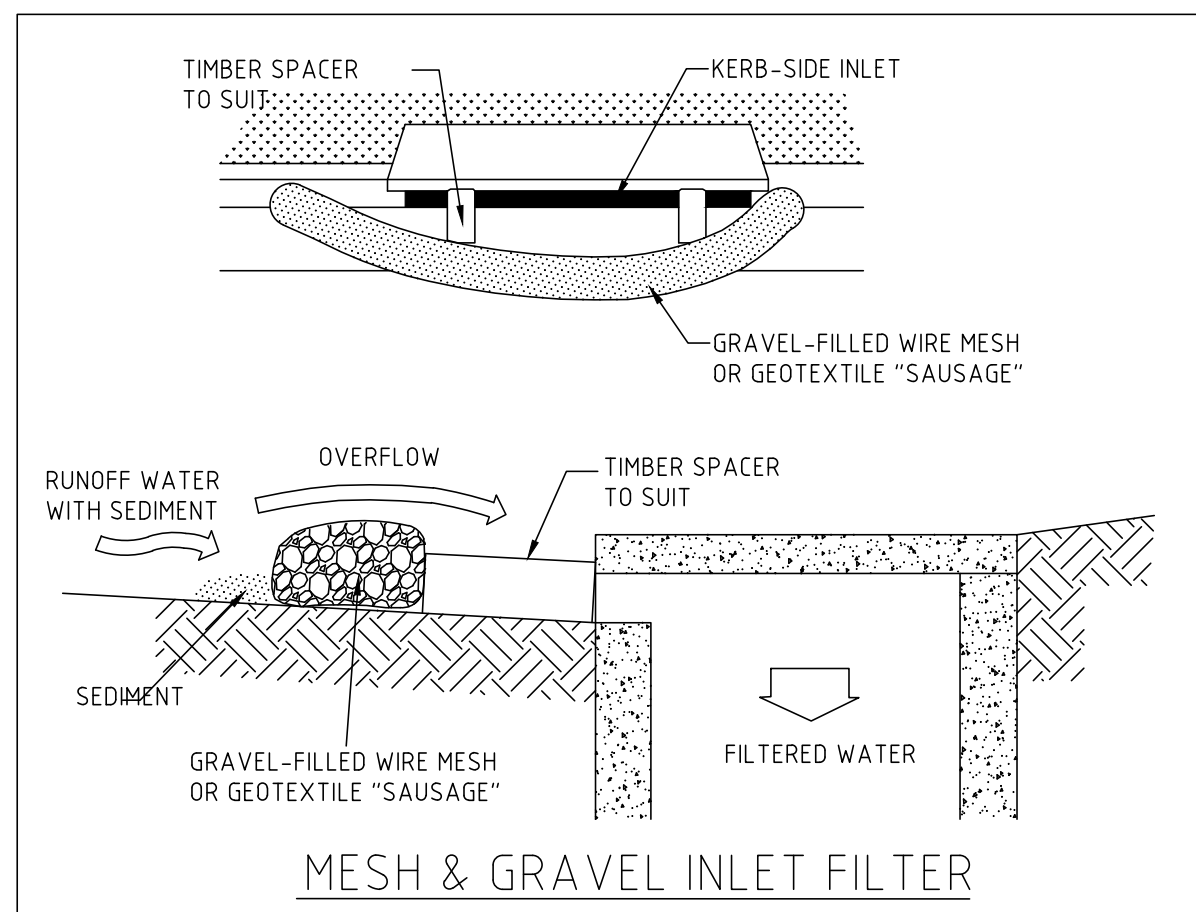
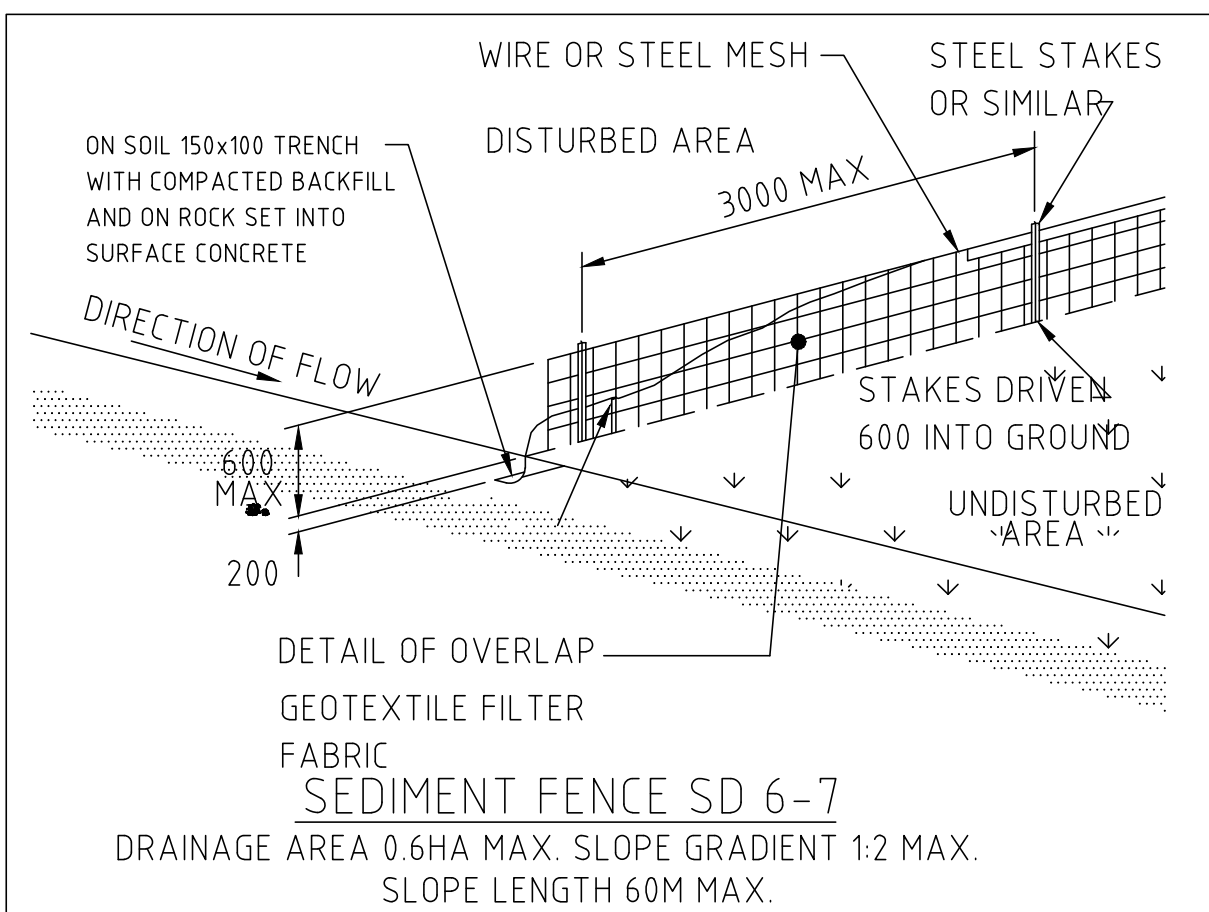
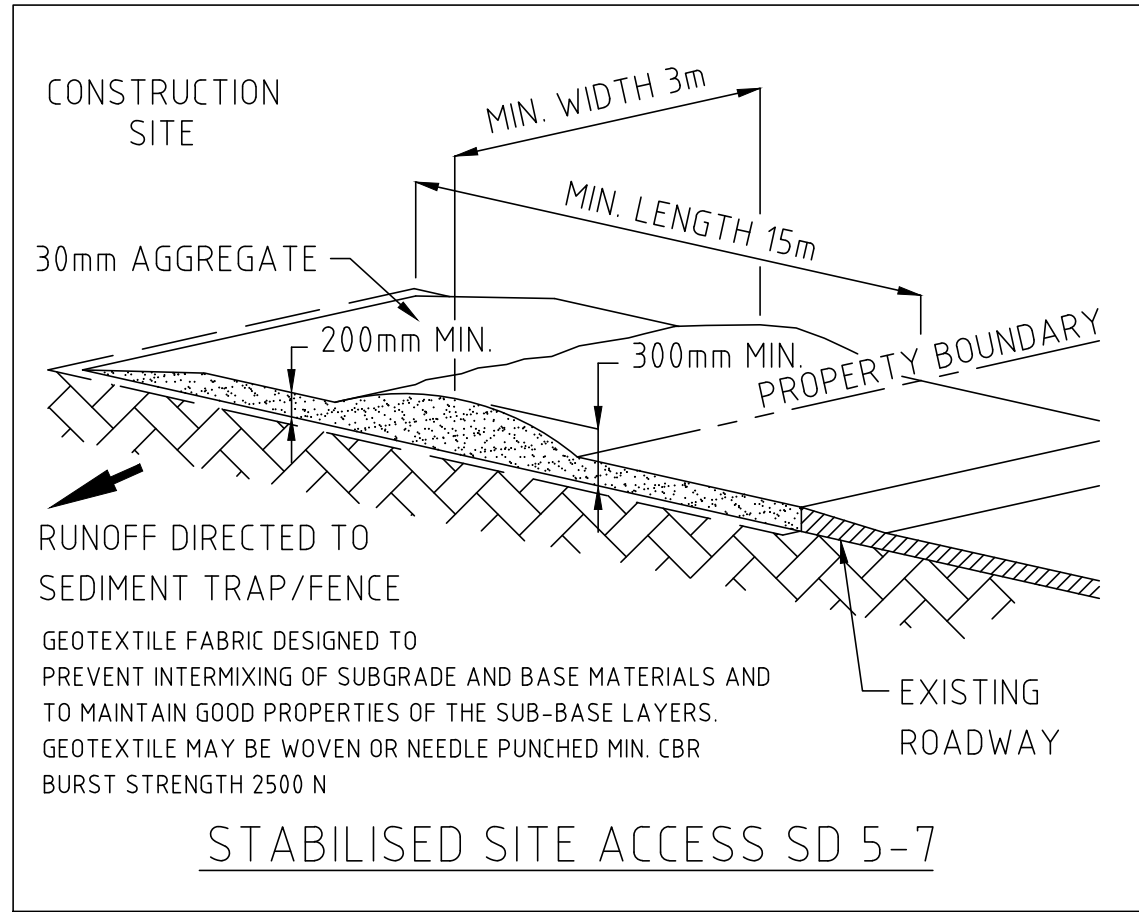
LEGEND



AHD	AUSTRALIAN HEIGHT DATUM	JN	SLOPE JUNCTION
ARI	AVERAGE RECURRENCE INTERVAL	JP	JUNCTION PIT
CE	CLEANING EYE	K&G	KERB & GUTTER
DC	DIRECT CONNECTION	KO	KERB ONLY
DCP	DISCHARGE CONTROL PIT	KP	KERB INLET PIT
DD	DISH DRAIN	NS	NATURAL SURFACE
DP	DOWNSPIPE	N.T.S.	NOT TO SCALE
EL	EXISTING SURFACE LEVEL	RW	RETAINING WALL
Ex	EXISTING FEATURE (PREFIX)	SL	PROPOSED SURFACE LEVEL
FFL:	FINISHED FLOOR LEVEL	SP	SURCHARGE PIT
GL	GRATE LEVEL	TK	TOP OF KERB
GP	GRATED SURFACE INLET PIT	U.N.O.	UNLESS NOTED OTHERWISE
HW	HEADWALL	VC	VEHICULAR CROSSING
IL:	INVERT LEVEL		
IP	INLET PIT		

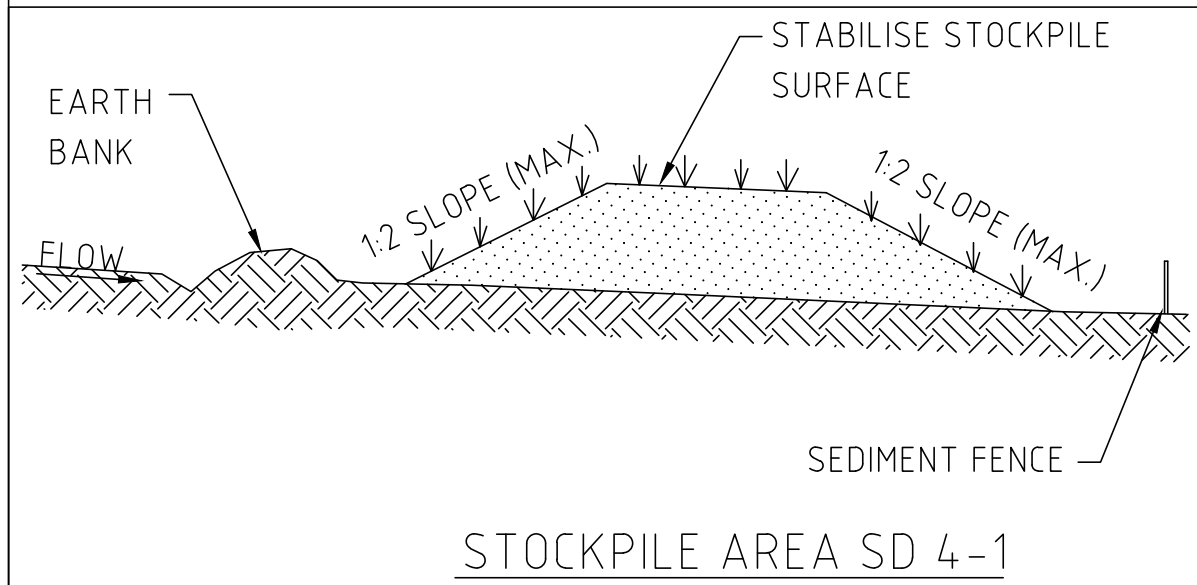
48-54 Beecroft Road & 52-54 Rawson St Epping NSW 2121

CIVIL & PUBLIC DOMAIN DRAWINGS



SEDIMENT & EROSION CONTROL DETAILS

DETAILS OBTAINED FROM MANAGING URBAN STORMWATER SOILS & CONSTRUCTION AUGUST 1998 - NSW DEPARTMENT OF HOUSING



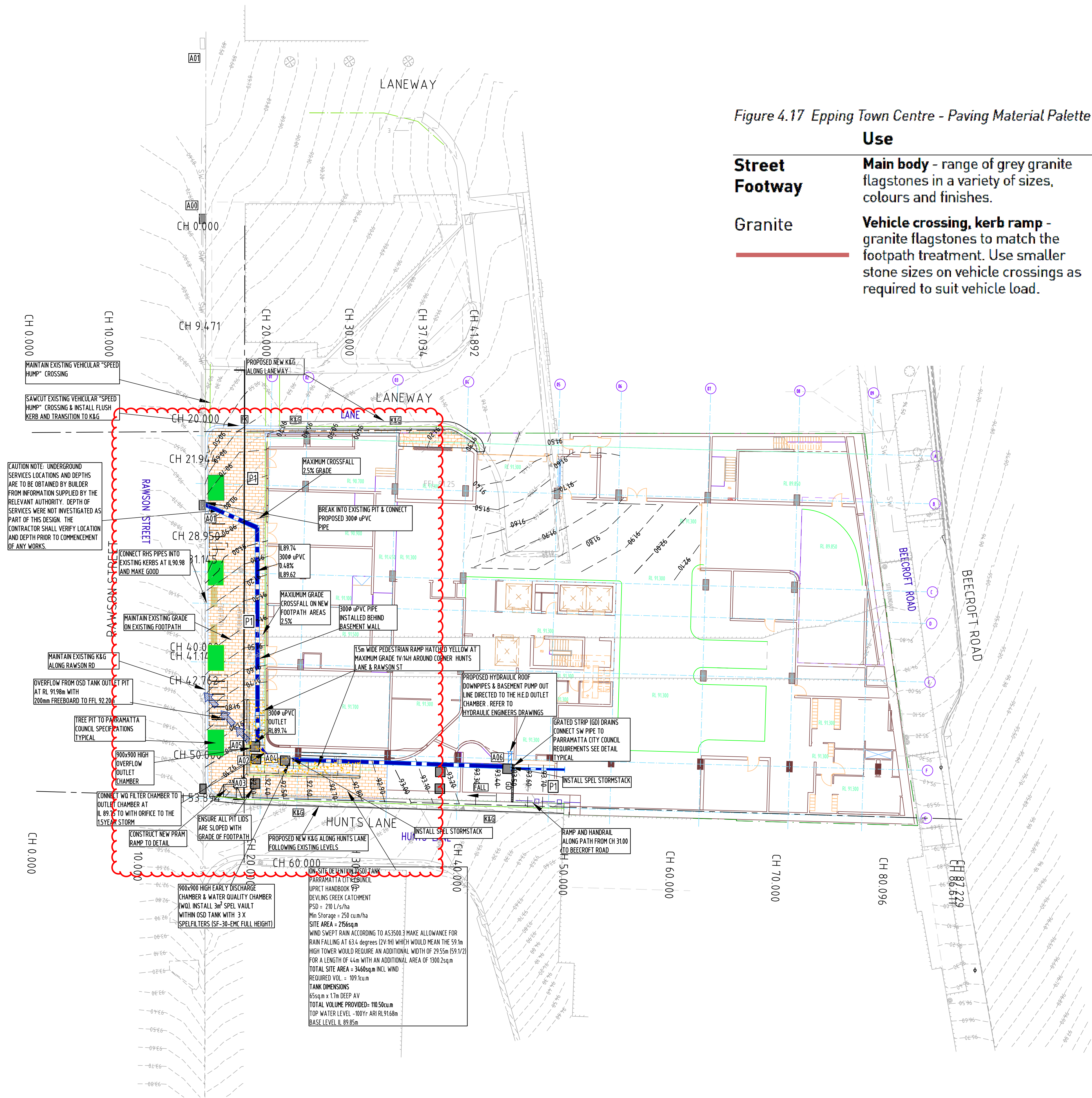


Figure 4.17 Epping Town Centre - Paving Material Palette

Use	Material
Street Footway	Main body - range of grey granite flagstones in a variety of sizes, colours and finishes.
Granite	Vehicle crossing, kerb ramp - granite flagstones to match the footpath treatment. Use smaller stone sizes on vehicle crossings as required to suit vehicle load.

Main body
Product: "Sesame Grey" & "Adelaide Black (Veined)" or "Austral Black"
Size: 600x300x50, 400x300x50mm
Finish: exfoliated/bush hammered

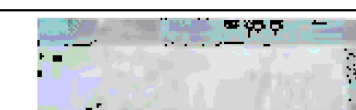
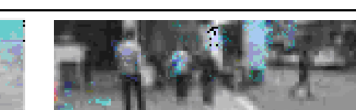
Vehicle crossing
Product: "Sesame Grey" & "Adelaide Black (Veined)" or "Austral Black"
Size: 400x300x50, 200x300x50mm
Finish: exfoliated

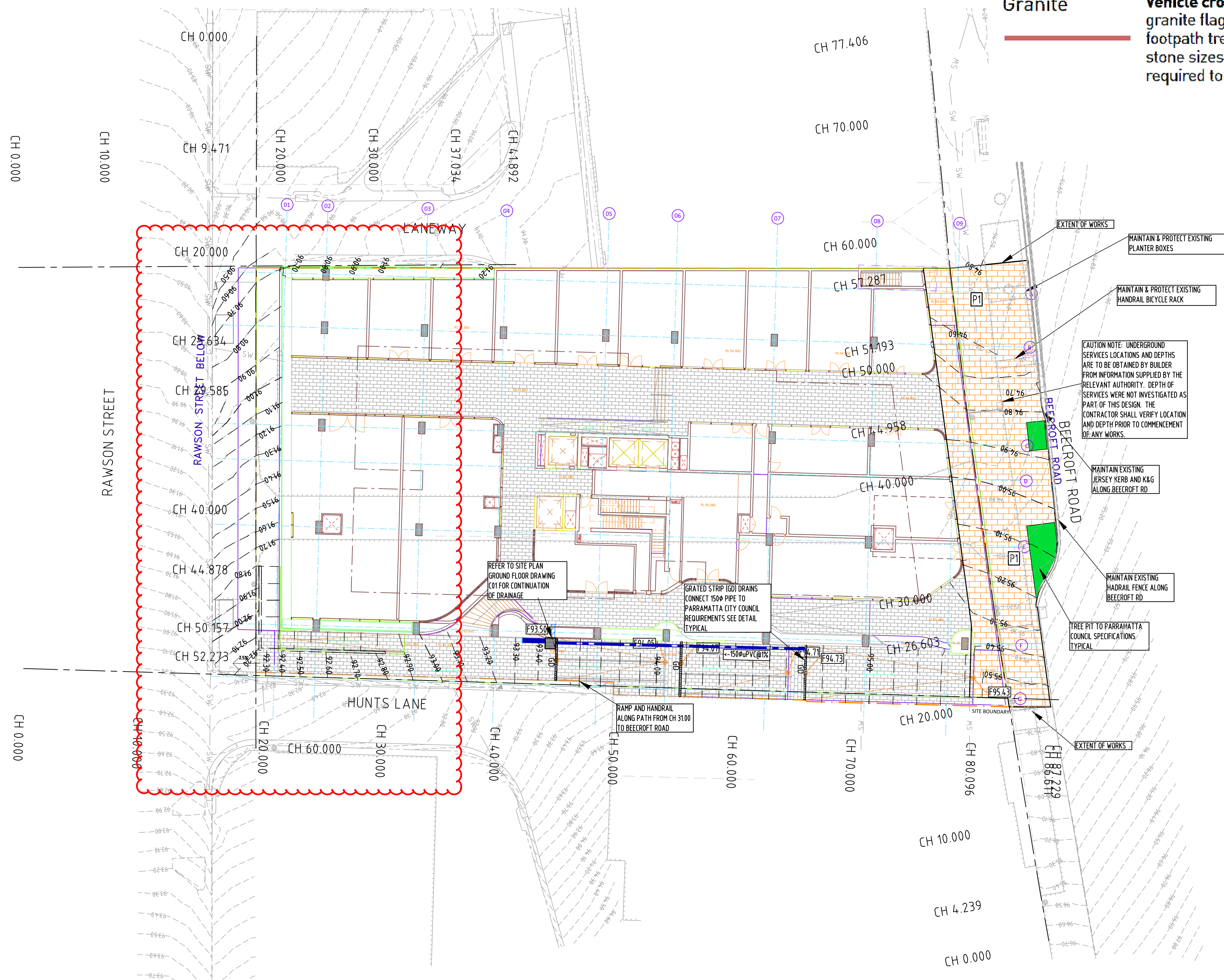
Kerb ramp
Product: "Sesame Grey" & "Adelaide Black (Veined)" or "Austral Black"
Size: 400x300x50, 200x300x50mm
Finish: exfoliated

LEGEND	EXISTING	PROPOSED	DESCRIPTION
	10.2m	5.1m	BENCH MARK - BM
	+ 35.68	35.20	CONTOURS
	SW		SPOT HEIGHT
			PIPE & PIT
			FLOOD EVACUATION PATH TO FIRST FLOOR EVACUATION ZONE
			ELECTRICAL AND POLE OR PIT
			GAS AND VALVE OR MARKER
			SEWER AND ACCESS CHAMBER
			TELSTRA AND PIT
			WATER (HYDRANT & STOP VALVE)
			STORMWATER NODE
			COURTYARD FENCE
			JN SLOPE JUNCTION
			JP JUNCTION PIT
			K&G KERB & GUTTER
			KO KERB ONLY
			KP KERB INLET PIT
			NS NATURAL SURFACE
			N.T.S. NOT TO SCALE
			RW RETAINING WALL
			SL PROPOSED SURFACE LEVEL
			SP SURCHARGE PIT
			TK TOP OF KERB
			U.N.O. UNLESS NOTED OTHERWISE
			VC VEHICULAR CROSSING

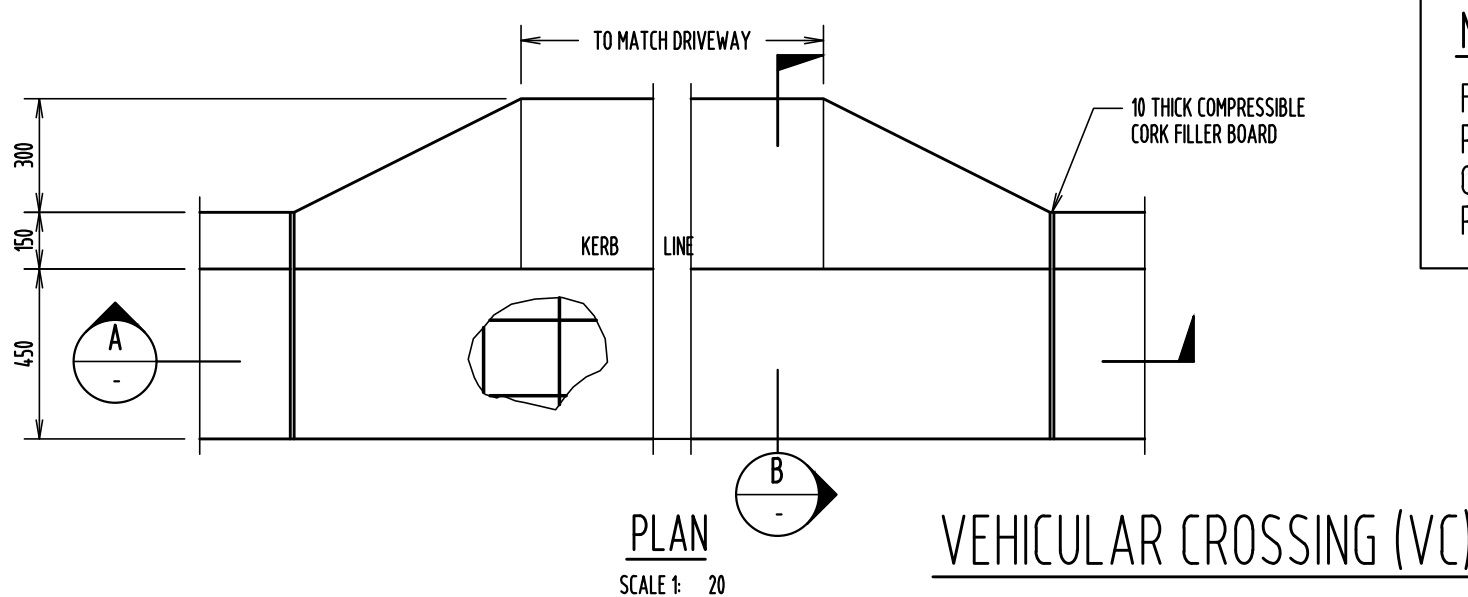
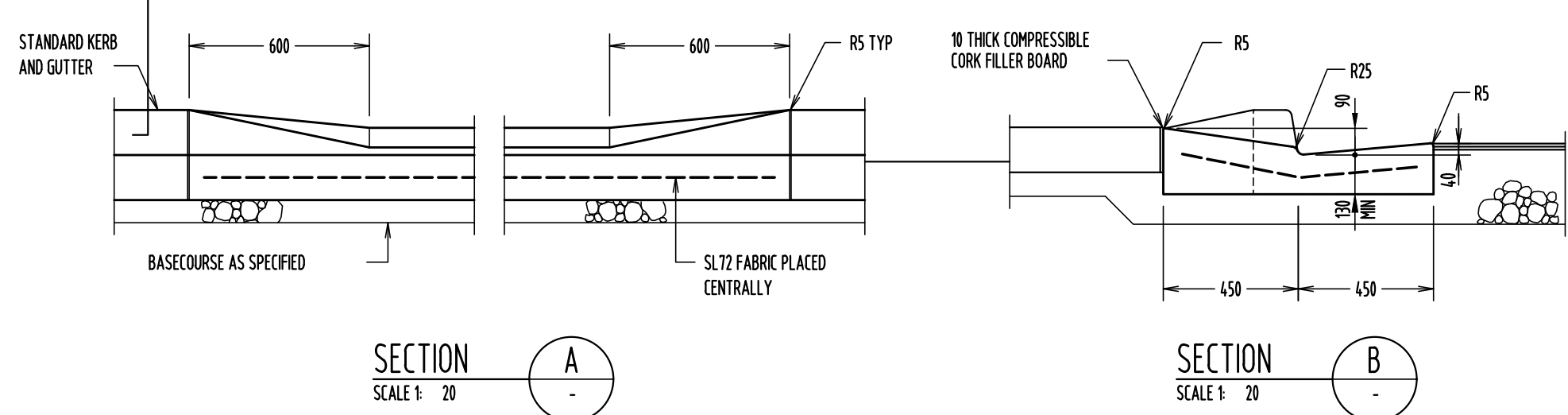
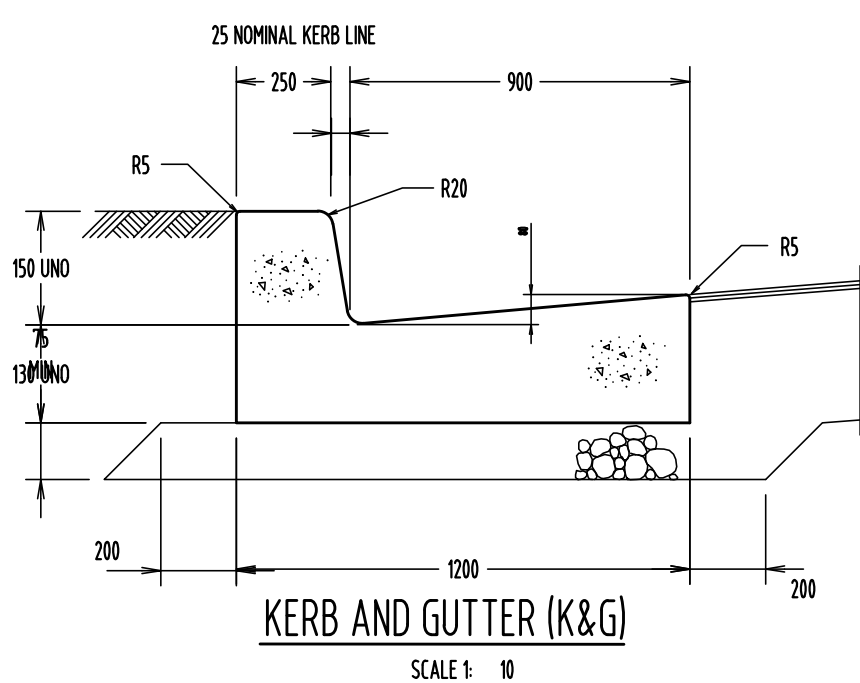
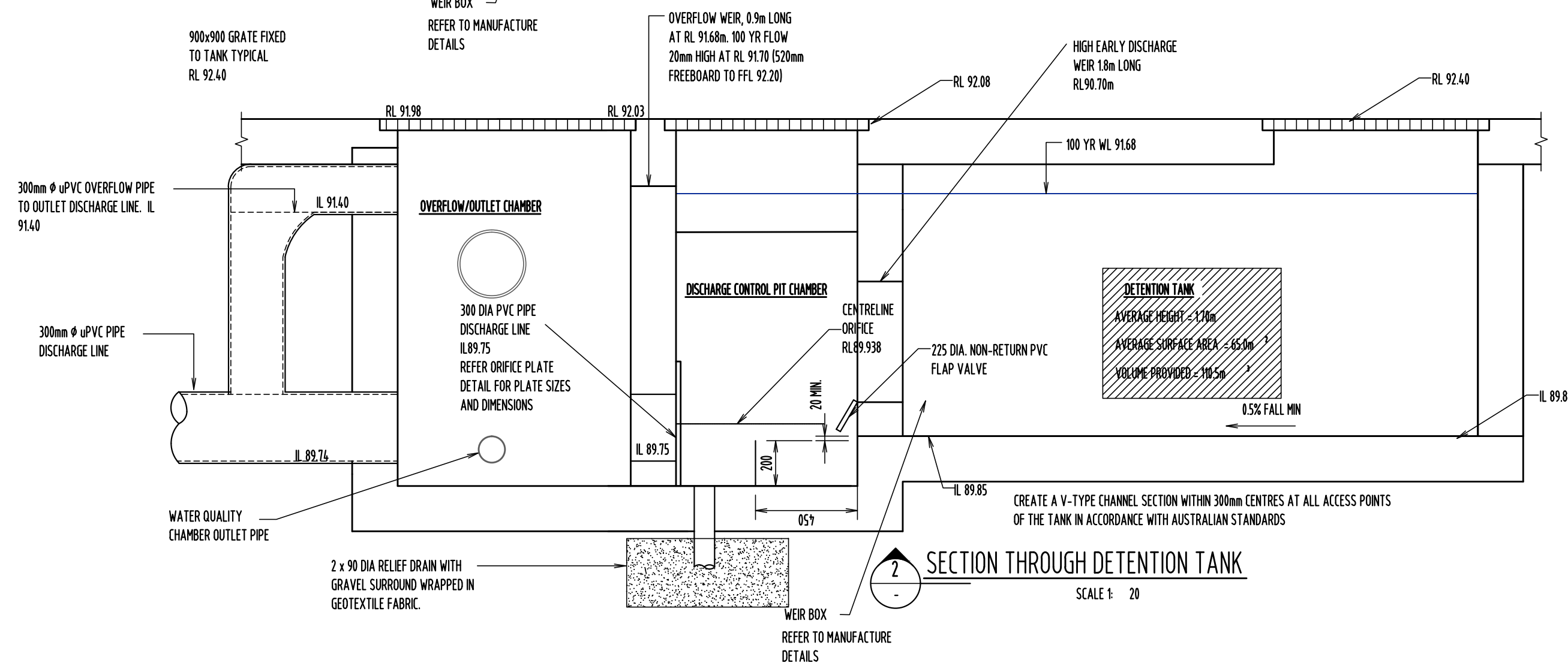
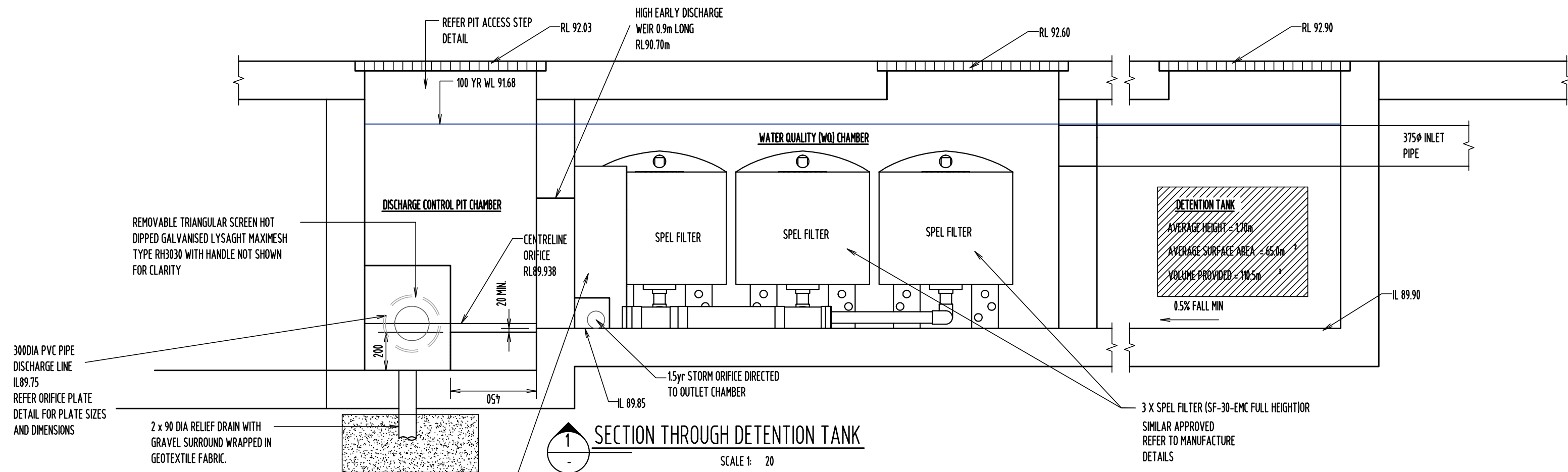
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	Rev	Note	Date	Signature	Checked						
SITE PLAN - GROUND FLOOR											
48-54 Beecroft Rd & 52-54 Rawson St Epping											
Local Government Area: PARRAMATTA											
Dwg No. 210803 - C01											
Edition 09											
Sheet 2/9											

Use	Material
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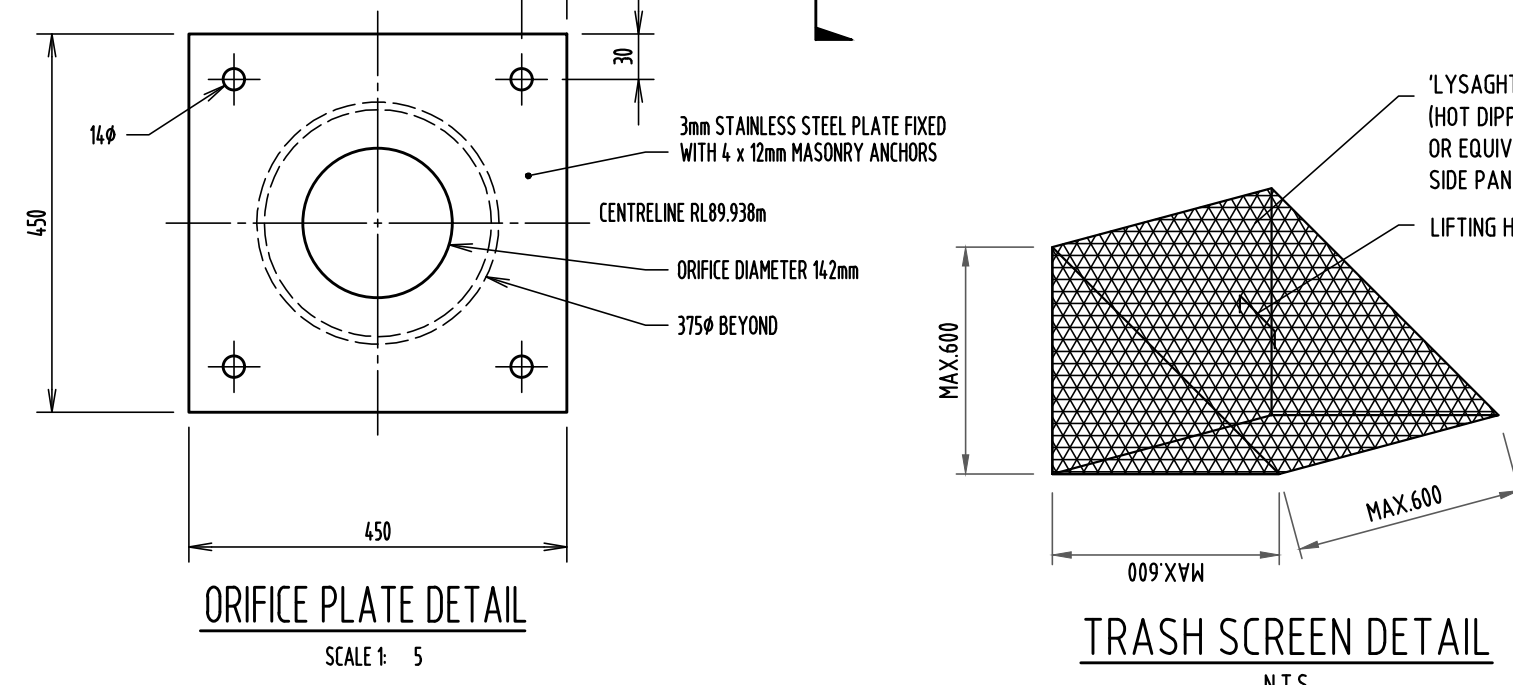
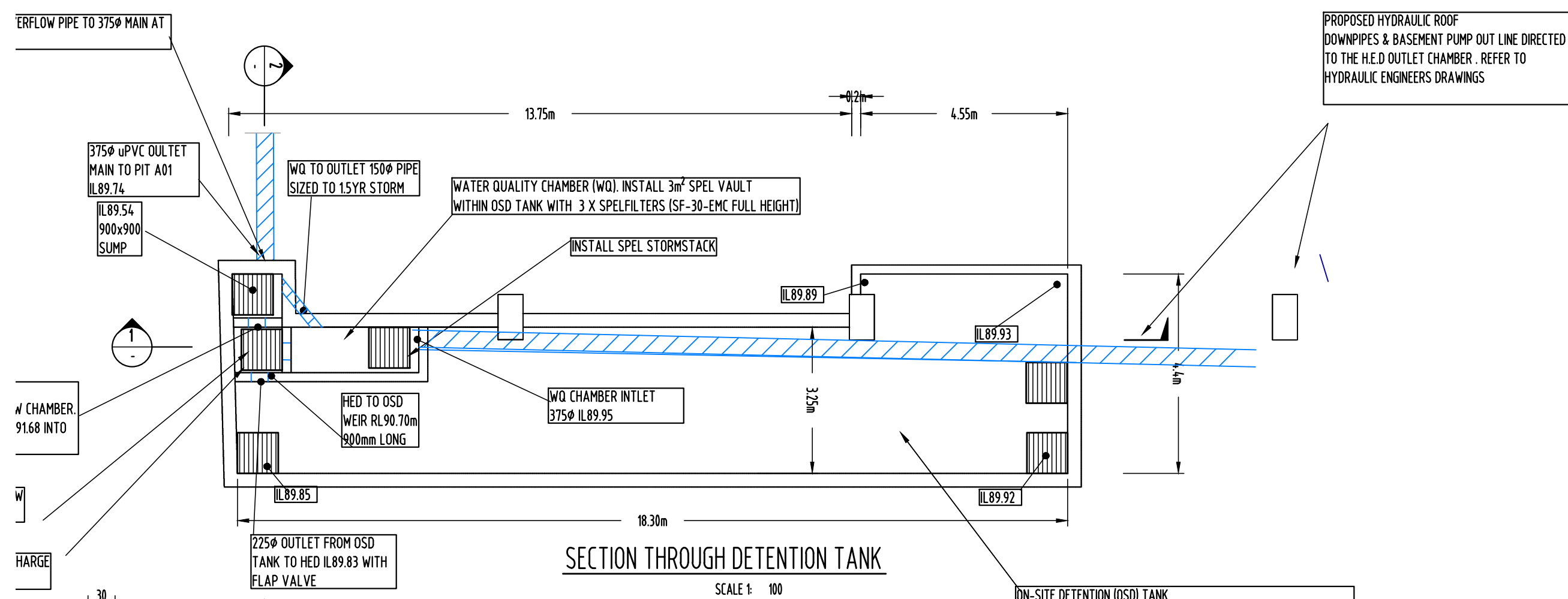
Street Footway Granite	Main body - range of grey granite flagstones in a variety of sizes, colours and finishes. Vehicle crossing, kerb ramp - granite flagstones to match the footpath treatment. Use smaller stone sizes on vehicle crossings as required to suit vehicle load.	 	 	 
	Main body Product: "Sesame Grey" & "Adelaide Black (Veined)" or "Austral Black" Size: 600x300x50, 400x300x50mm Finish: exfoliated/bush hammered	Vehicle crossing Product: "Sesame Grey" & "Adelaide Black (Veined)" or "Austral Black" Size: 400x300x50, 200x300x50mm Finish: exfoliated	Vehicle crossing Product: "Sesame Grey" & "Adelaide Black (Veined)" or "Austral Black" Size: 400x300x50, 200x300x50mm Finish: exfoliated	Kerb ramp Product: "Sesame Grey" & "Adelaide Black (Veined)" or "Austral Black" Size: 400x300x50, 200x300x50mm Finish: exfoliated

[illegible]

 WILSON CONSULTING ENGINEERS CIVIL - STORMWATER - FLOOD - STRUCTURAL WILSON SOLVATHE PTY LTD ABN 6965617094-12 196/20 BLANCK RD DOW ST M2 1100 SALVOUE STREET DOW ST M2 www.wilsonengineers.com.au M: +61 401 415 555	06	REVISED FOR APPROVAL	24.06.26		AL	COPYRIGHT OF ALL DETAILS EXISTS ON THIS DRAWING WITH ALL RIGHTS BELONGING TO THE AUTHOR Designed by AL Approved by - date AL - 26.04.22 File name 210803 - C02 Date 13.01.26 Scale 1:100 @ A1
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	04	REVISED FOR APPROVAL	15.05.26		AL	
	03	REVISED FOR APPROVAL	13.01.26		AL	
	Rev	Note	Date	Signature	Checked	
SITE PLAN - FIRST FLOOR 48-54 Becroft Rd & 52-54 Rawson St Epping						Local Government Area: PARRAMATTA Dwg No. 210803 - C02 Edition 06 Sheet 3/9

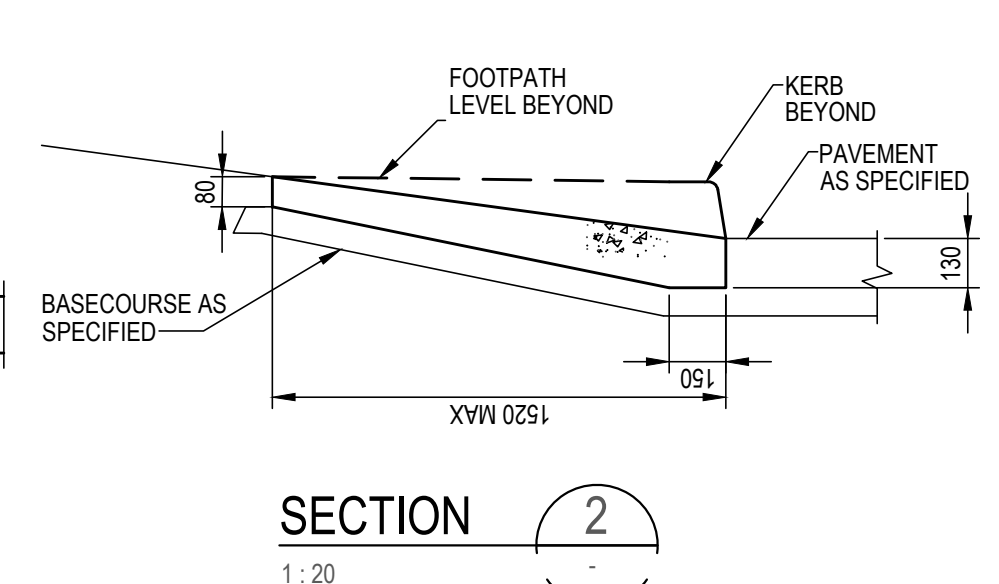
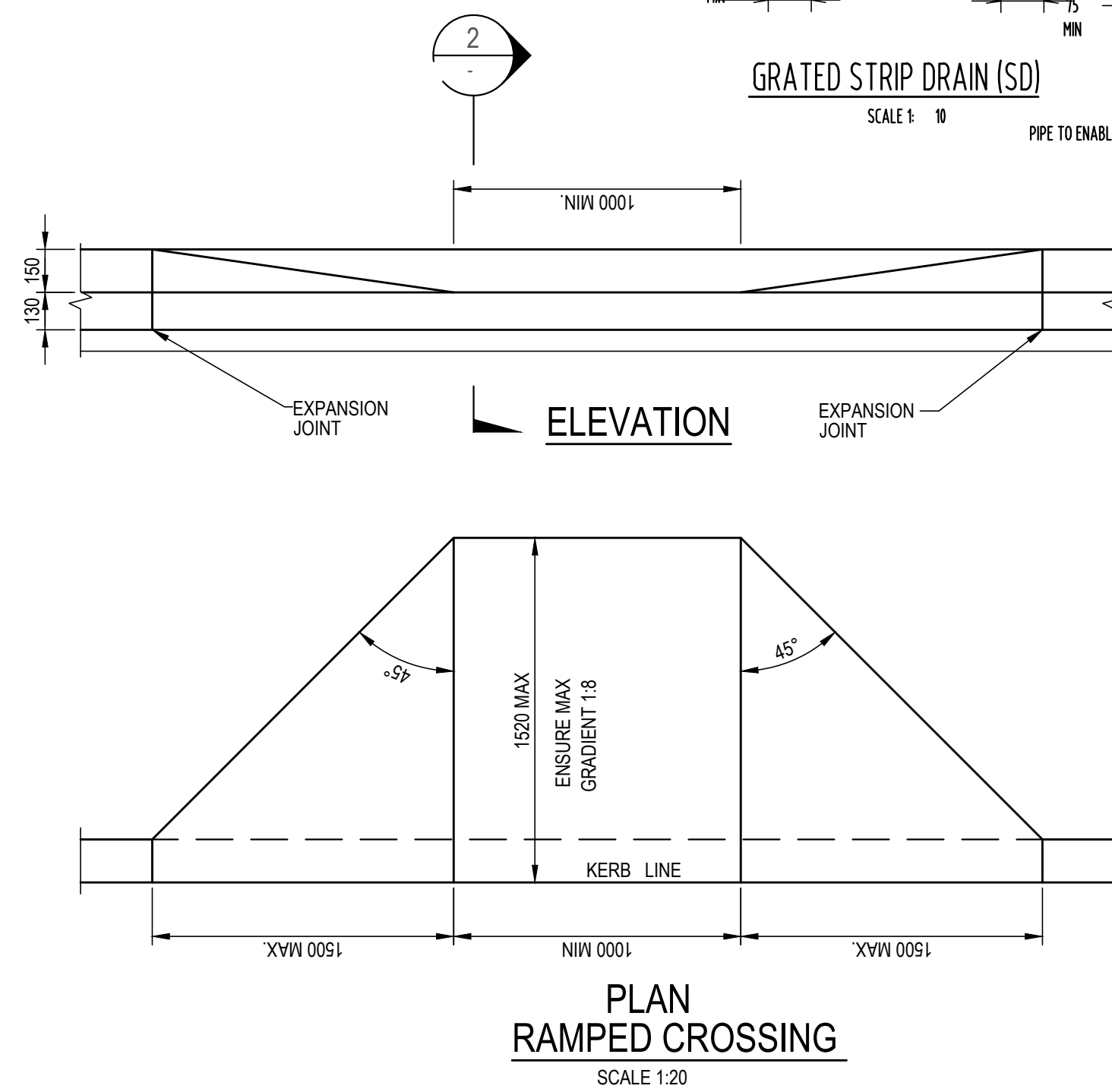
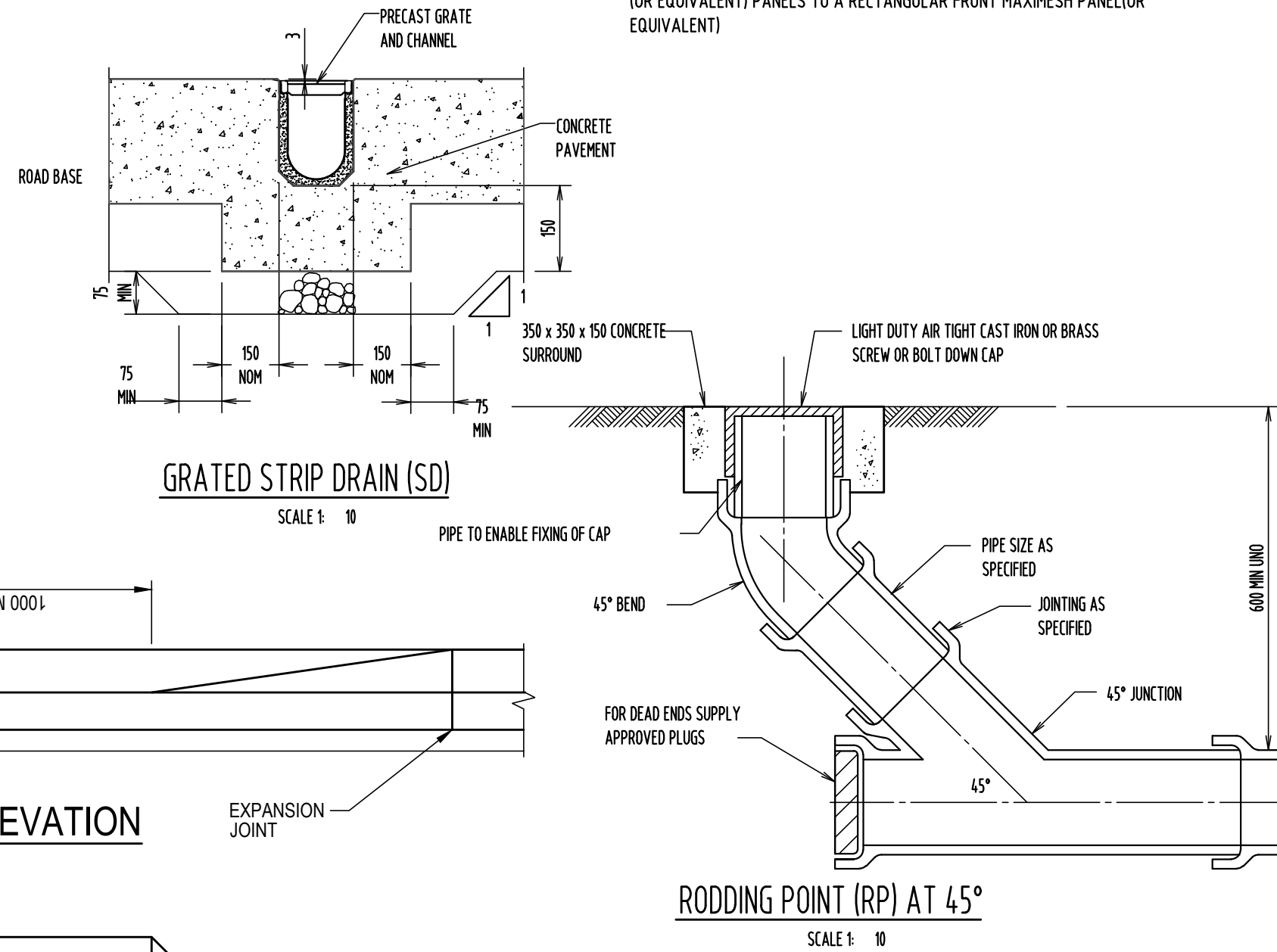


NOTE
FOR VEHICULAR CROSSINGS IN PUBLIC ROADS, BUILDER TO CONFIRM LOCAL GOVERNMENT OR ROAD AUTHORITIES REQUIREMENTS BEFORE CONSTRUCTION



TRASH SCREEN NOTES

- MAXIMESH SCREENS MUST BE PLACED SUCH THAT THE LONG AXIS OF THE OVAL SHAPED HOLES ARE ORIENTATED HORIZONTALLY WITH THE PORTRUDING LIP ANGLED UPWARDS AND FACING TOWARDS THE OUTLET.
- THE SCREEN IS TO BE FORMED BY WELDING TWO TRIANGULAR MAXIMESH (OR EQUIVALENT) PANELS TO A RECTANGULAR FRONT MAXIMESH PANEL (OR EQUIVALENT)



Upper Parramatta River Catchment Trust

On-site Detention Calculation Sheet - Drainage Design Summary

Project :	EPPING TOWER		
Location :	48-54 Beecroft Rd & 52-54 Rawson Street, Epping		
Council :	PARRAMATTA - Devlins Creek		
Our Ref :	210803		
Designer :	WILSON CONSULTING ENGINEERS		
Site Area (INCL ADDITIONAL AREA FOR TOWER)	=	0.346 ha	[A]
Minimum Site Storage	=	250 m ³ /ha	SSR
Basic Storage Volume = SSRx[A]	=	86.4 m ³	[B]
Maximum Permissible Site Discharge	=	210 L/s/ha	PSD
Basic Discharge = PSDx[A]	=	72.6 L/s	[C]
Area of Site Drained to Storage	=	94.4 %	[E]
(NOT Less than 85 % of TOTAL Site)	=	0.326 ha	[D]
Storage per ha of contributing area = [B]/[D]	=	265 m ³ /ha	[F]
Adjusted PSD per ha (based on [F])	=	176.9 L/s/ha	[G]
(Refer Equation on Fig 5.1 in OSD Handbook)			
Determine PSD = [G]x[D]	=	57.7 L/s	[H]
Maximum Head to Orifice centre	=	1.75 m	[K]
Weir Flow to t.	=	0.267 m	[I]
Orifice Diameter = (0.464x[H]/[K] ^{0.5}) ^{0.5}	=	142 mm	[J]
Maximum Discharge	=	41.9 L/s	[L]
Head for High Early Discharge	=	0.98 m	[M]
High Early Discharge	=	41.9 L/s	[N]
Approximate Mean Discharge = ([L]+[N])/2	=	41.9 L/s	[P]
Average Discharge per ha = [P]/[D]	=	128.6 L/s/ha	[Q]
Final Storage Volume per ha (based on [Q])	=	334 m ³ /ha	[R]
(Refer Equation on Fig 5.1 in OSD Handbook)			
ACTUAL Site Storage REQUIRED = [D]x[R]	=	109.1 m ³	[S]
HED Storage Proportion = [S] x %	=	2.2 m ³	[T]
HED Chamber Storage	=	2.0 %	
Above Ground Storage Proportion = [S] x %	=	0.0 m ³	[U]
Above Ground (Surface) Storage	=	0.0 %	
Below Ground Storage Proportion = [S] x %	=	106.9 m ³	[V]
Below Ground (Tank) Storage	=	98.0 %	
CHECK : [T] + [U] + [V] = [S]	=	109.1 m ³	OKAY

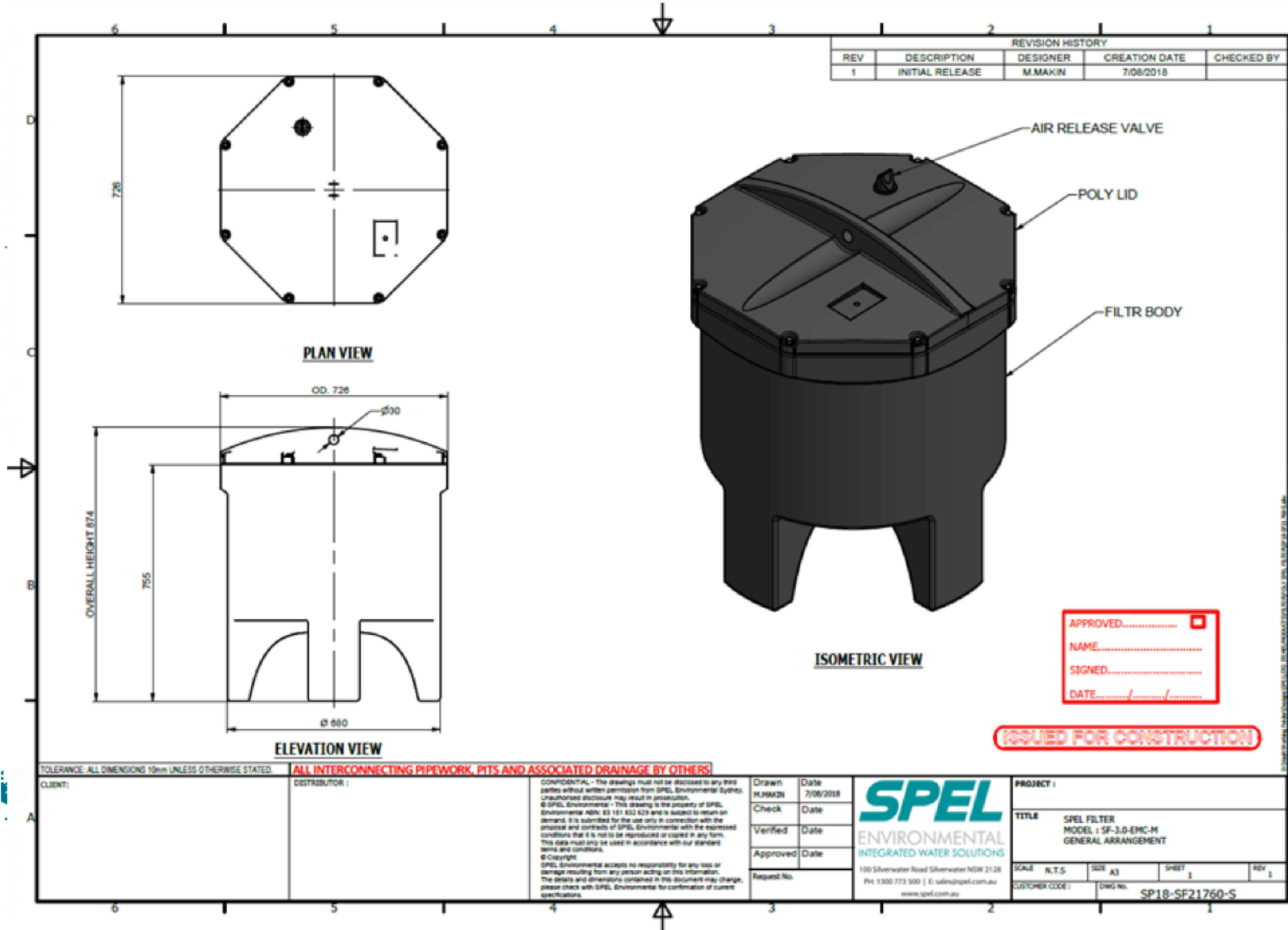
m AHD **Outlet Level Details**
91.680 Peak Water RL
90.700 HED RL (or if no HED, Grate RL if surface storage)
0.900 HED Weir Length (Cw = 1.6)
89.928 Centreline Orifice
0.142 Orifice Size
89.740 Outlet Pipe Invert RL
0.300 Outlet Pipe Diameter
0.200 Nominal Sump Depth
89.540 Sump RL (Maximum)



04	REVISED FOR DA APPROVAL	10.02.23	AL	COPYRIGHT OF ALL DETAILS ON THIS DRAWING WITH ALL RIGHTS BELONGING TO THE AUTHOR	Designed by AL	Approved by - date AL - 05.10.22	File name 210803 - C03	Date 10.02.23	Scale -
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02	REVISED FOR DA APPROVAL	05.10.22	AL						
01	ISSUED FOR DA APPROVAL	26.04.22	AL						
Rev	Note	Date	Signature	Checked	DETAIL PLAN 1				
					48-54 Beecroft Rd & 52-54 Rawson St Epping				
					Local Government Area: PARRAMATTA				
					Dwg No. 210803 - C03				
					Edition 04				
					Sheet 4/9				

0 10 20 30 40 50 60 70 80 90 100m

Standard Drawings - Full Height



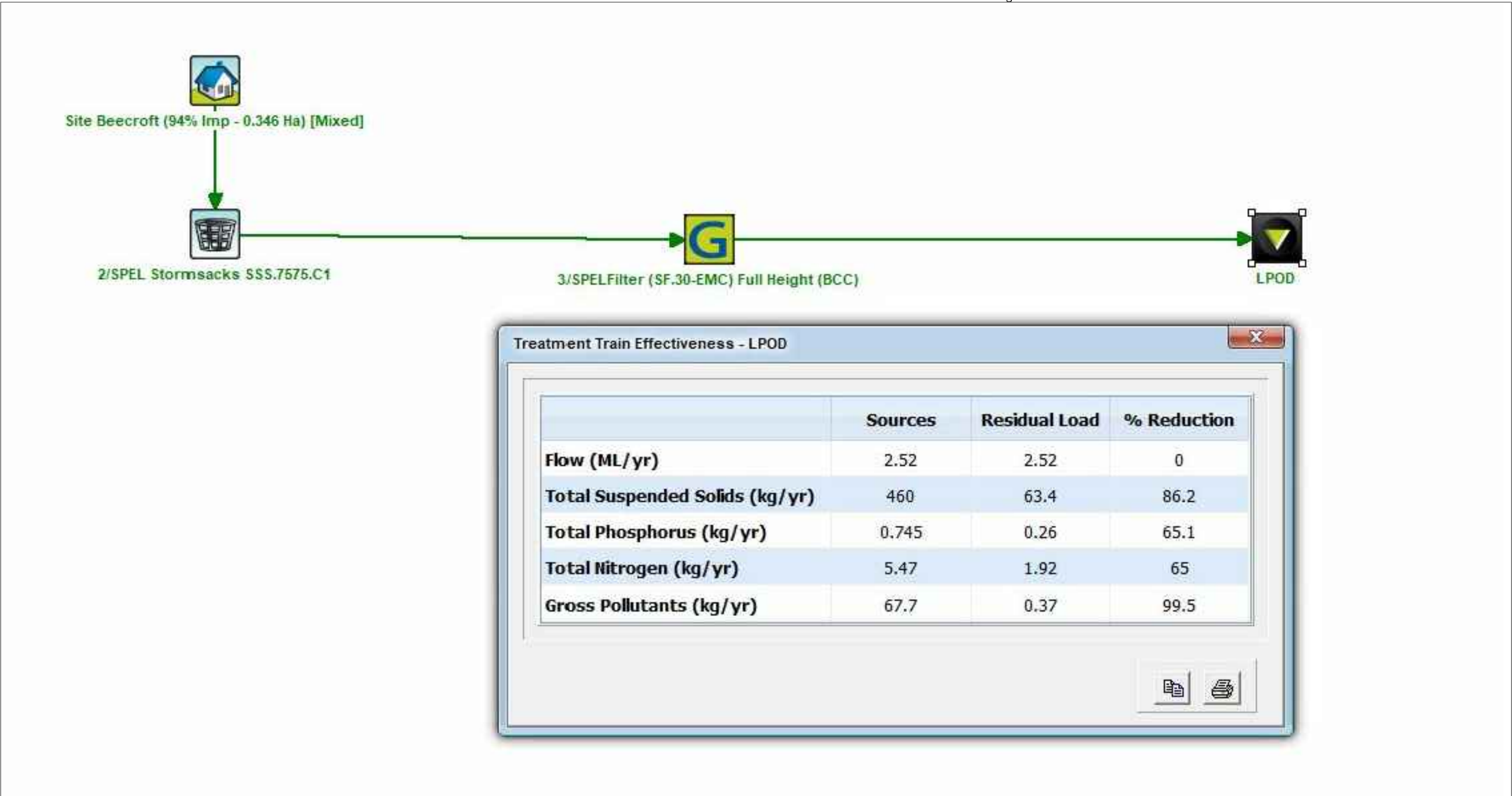
Parramatta Council Water Quality Requirements

The following stormwater quality targets for post development shall be adopted in accordance with modelling guideline developed by Sydney Metropolitan Catchment Management Authority (CMA).

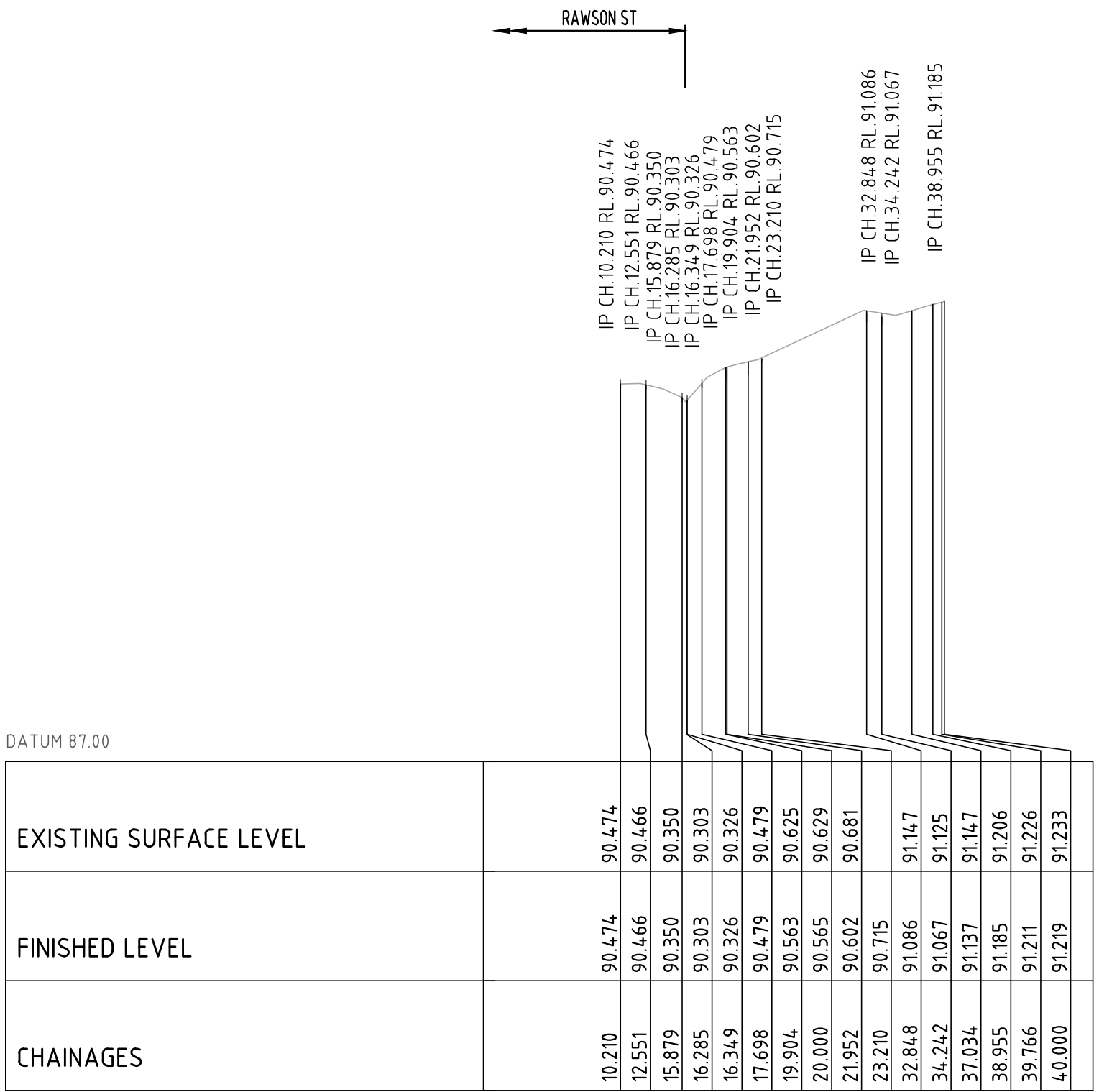
- a) 90% reduction in the post development Average Annual Gross Pollutant load (greater than 5mm)
- b) 85% reduction in the post development Mean Annual Load of Total Suspended Solids (TSS)
- c) 65% reduction in the post development Mean Annual Load of Total Phosphorus (TP)
- d) 45% reduction in the post development Mean Annual Load of Total Nitrogen (TN)
- e) Water Quality requirements should be determined by modelling of the proposed development to meet the quality targets. Computer models like MUSIC (the Model for Urban Stormwater Improvement Conceptualisation) can be used to present default and proposed water quality parameters

Music Model Layout

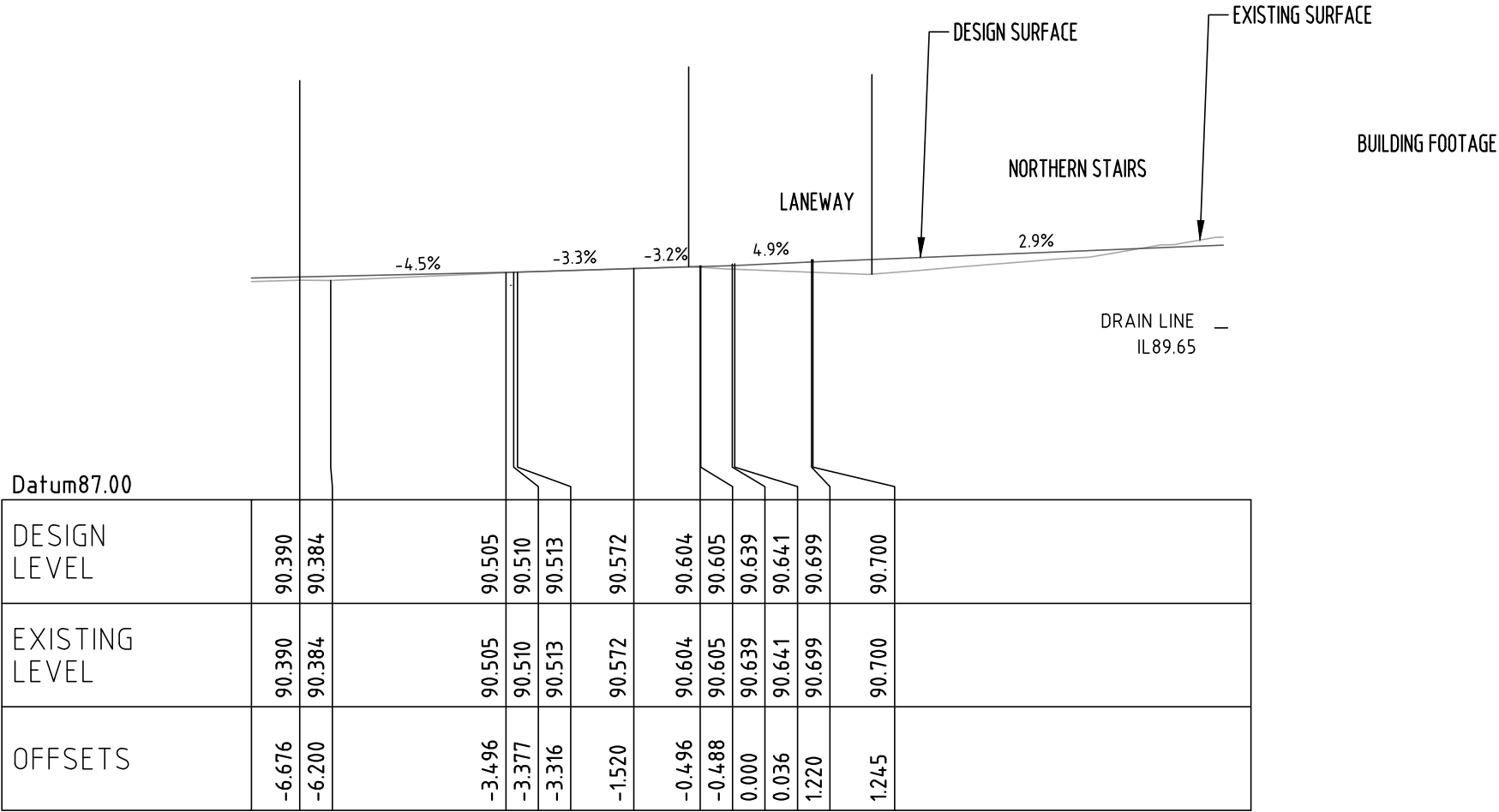
A MUSIC model was created to simulate development scenario. The development model has been developed to estimate the mean annual runoff and pollutant loads under proposed post construction conditions and is based on the internal catchment area in an urban mixed catchment setting.



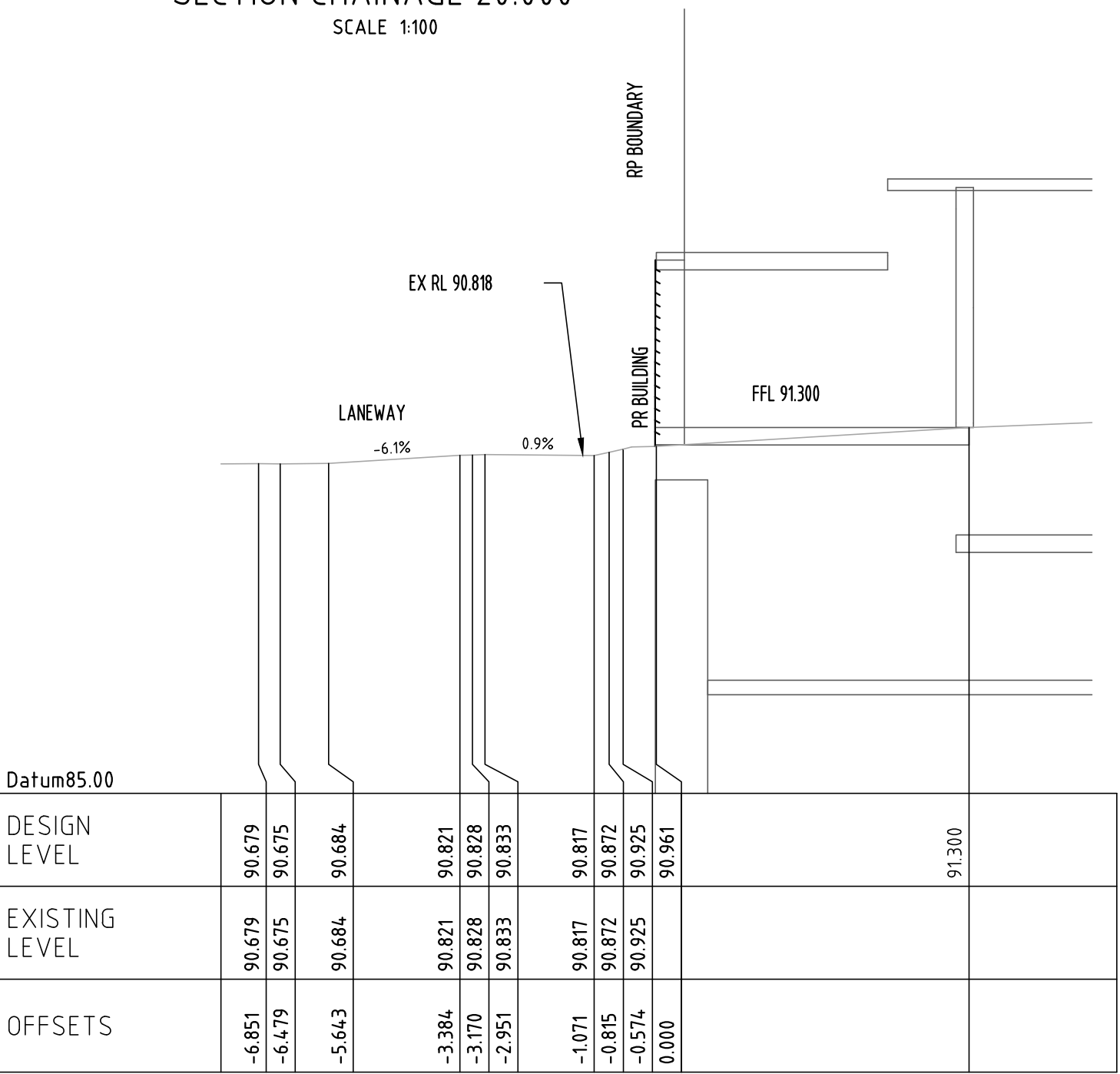
WILSON CONSULTING ENGINEERS CIVIL - STORMWATER - FLOOD - STRUCTURAL WILSON SALVATORE PTY LTD. ABN: 665101704-12, 106/29 BLAKELAND RD BIDE NSW 2112 mail@wconengineers.com.au - www.wconengineers.com.au M: +61 401 413 535	03	REVISED FOR DA APPROVAL	09.12.22	AL	DETAIL PLAN 2 48-54 Beecroft Rd & 52-54 Rawson St Epping	Local Government Area: PARRAMATTA Dwg No. 210803 - C03 Edition 03 Sheet 5/9
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	01	ISSUED FOR DA APPROVAL	26.04.22	AL		
	Rev	Note	Date	Signature		
					Copyright of all details exists on this drawing with all rights belonging to the author	Designed by AL Approved by - date AL - 05.10.22 File name 210803 - C03 Date 09.12.22 Scale -



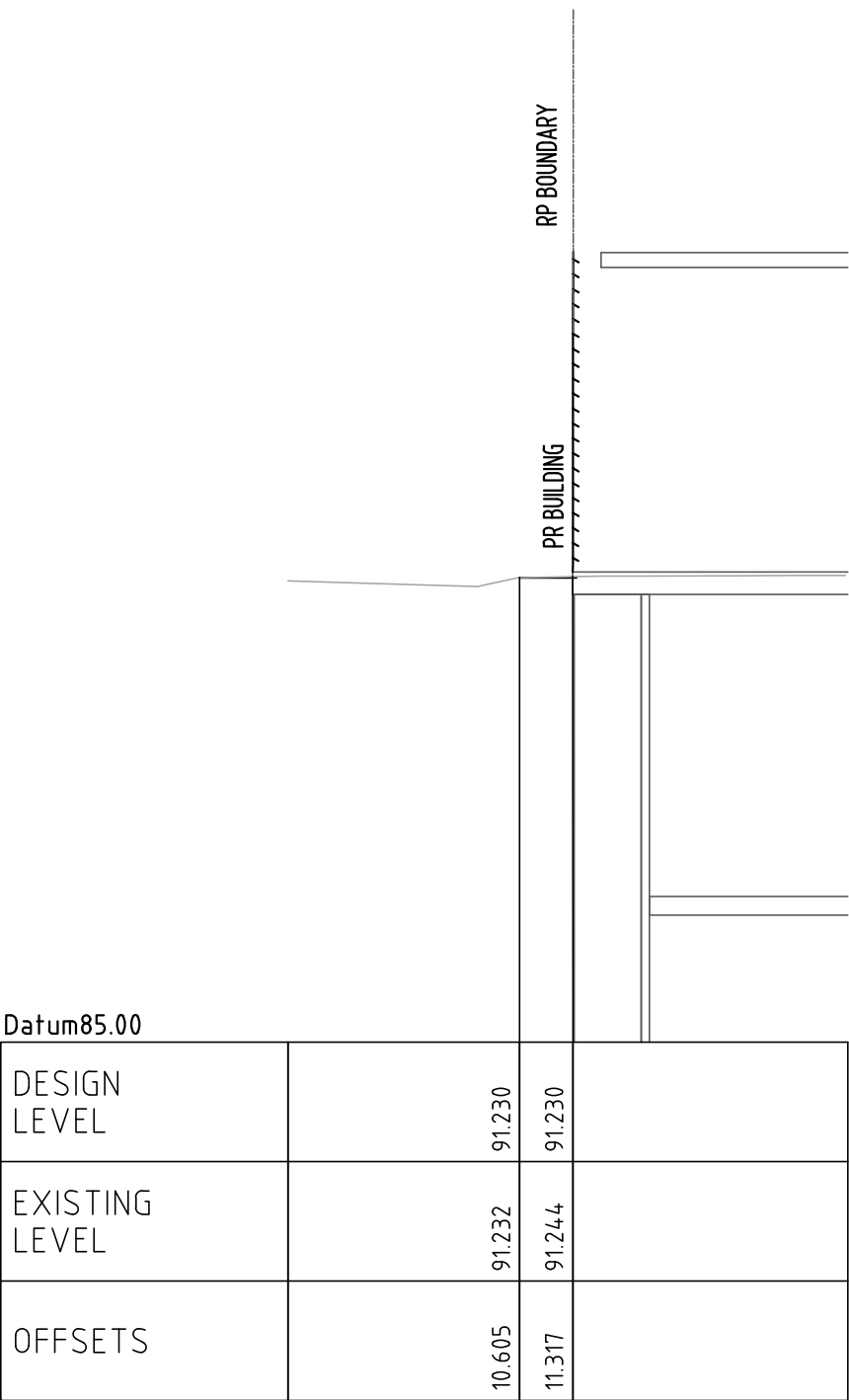
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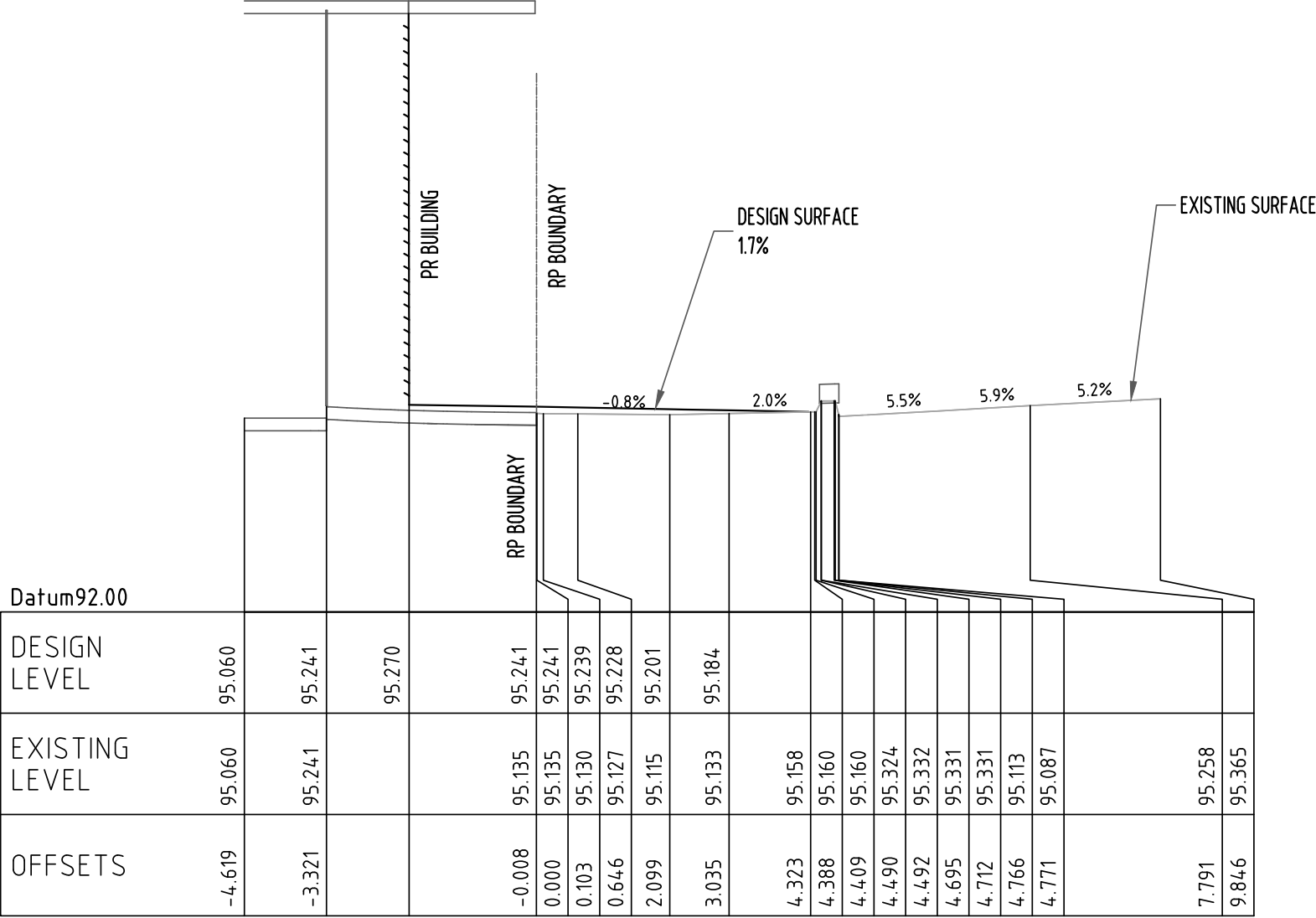
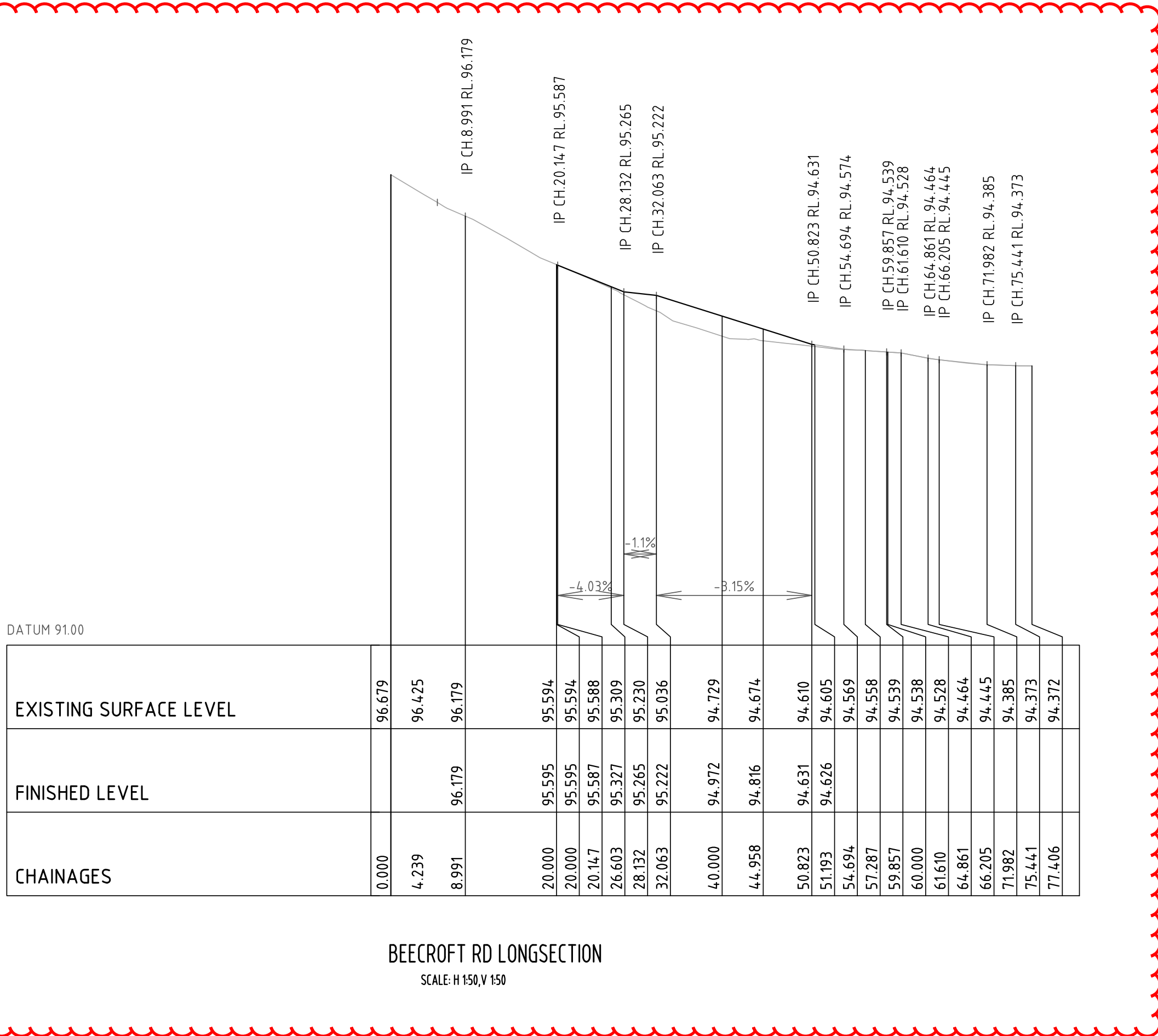
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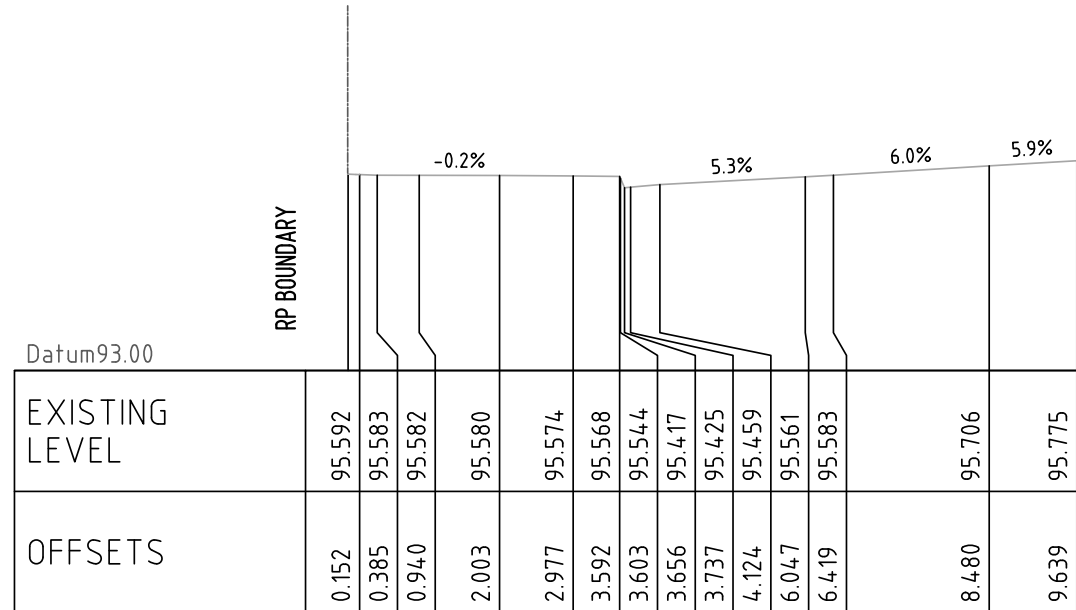
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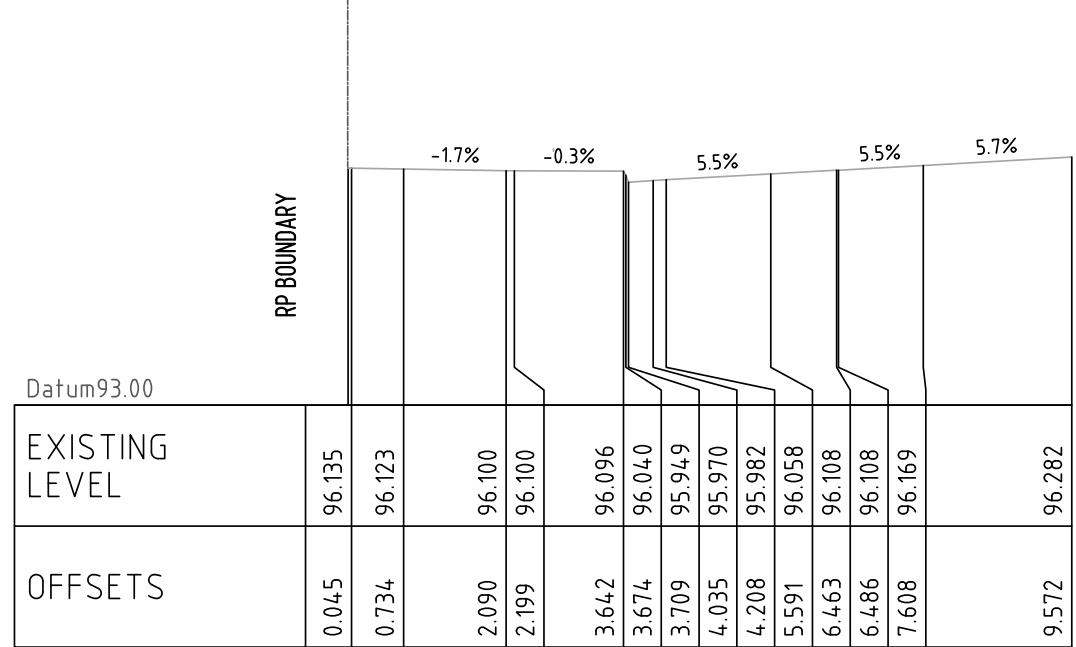
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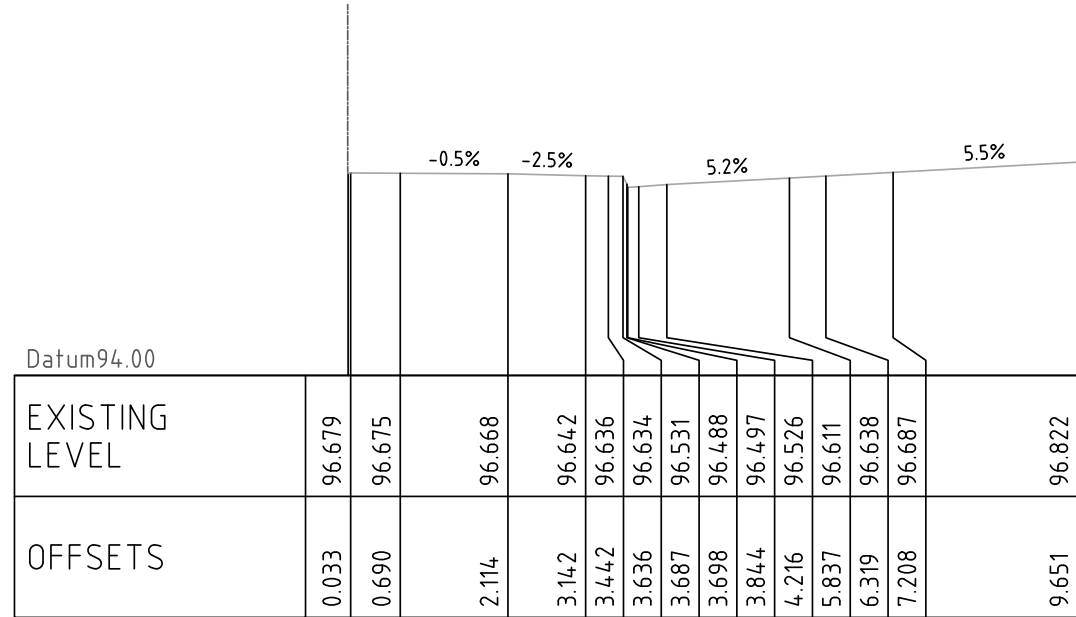
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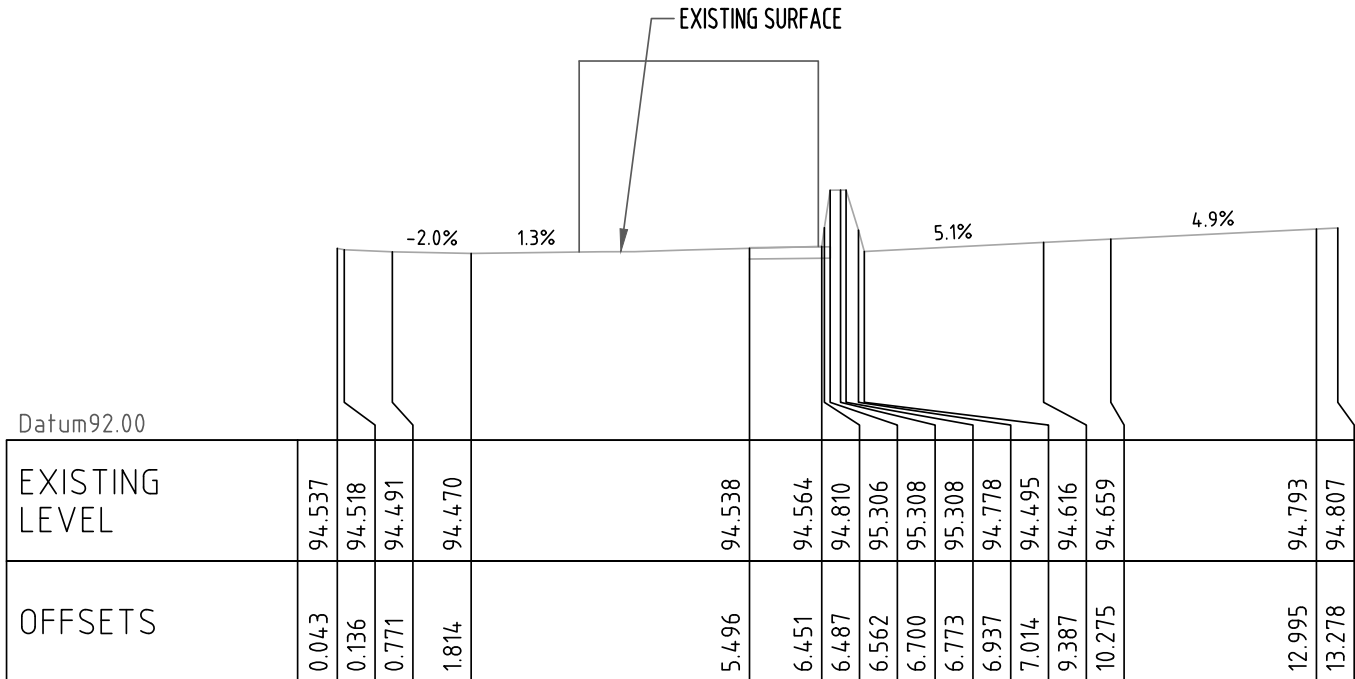
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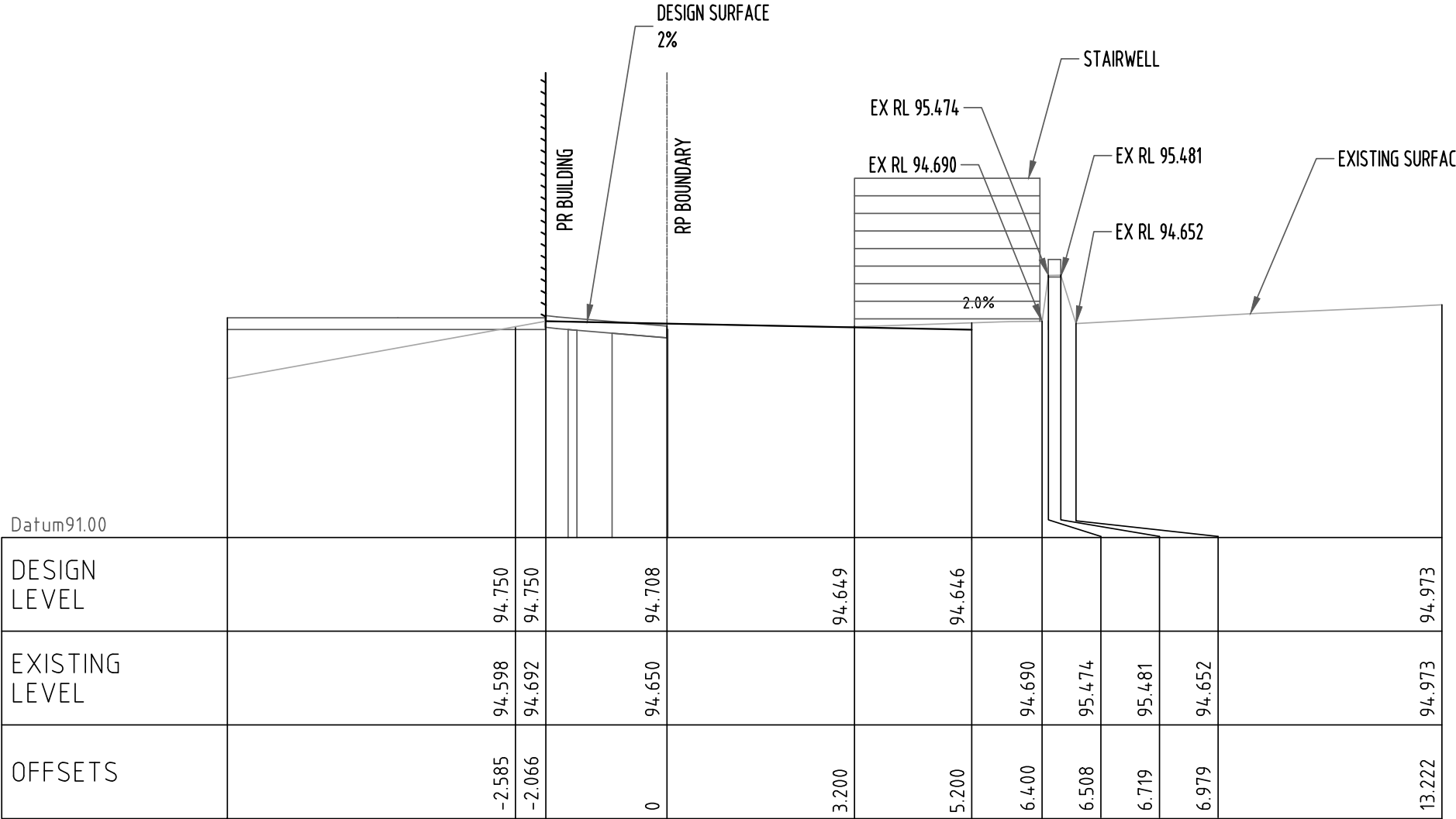
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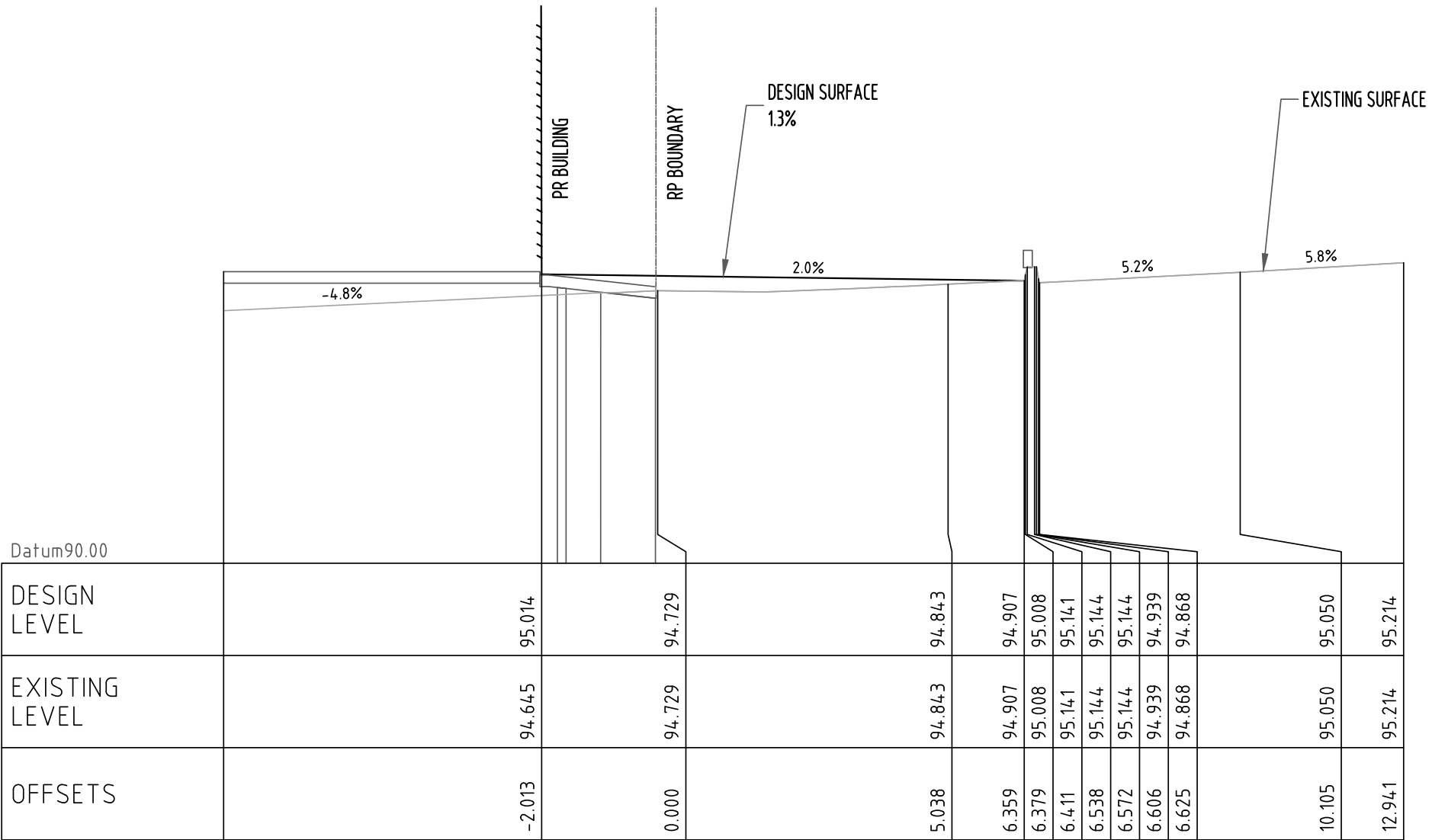
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SECTION CHAINAGE 60.000
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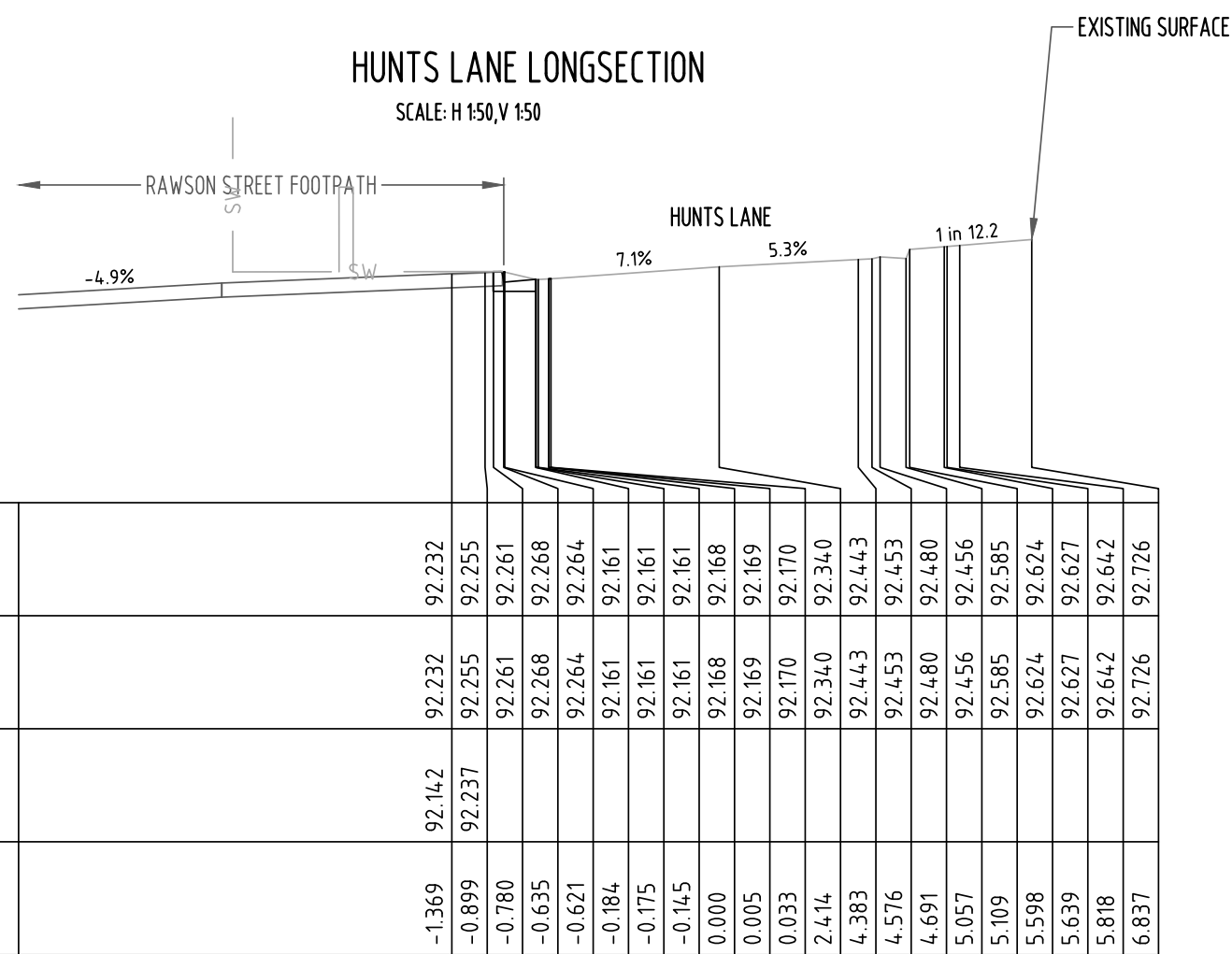
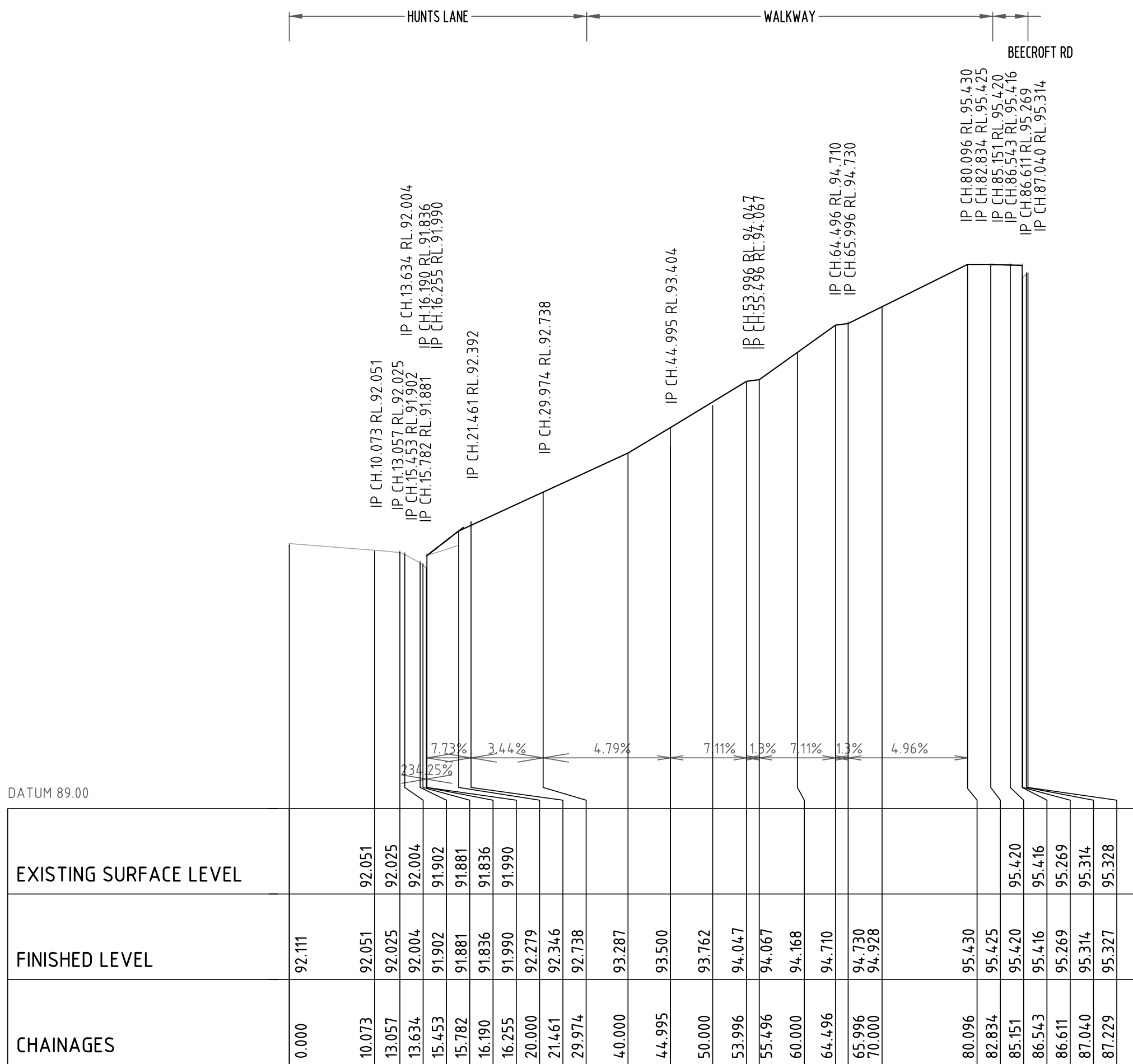


SECTION CHAINAGE 50.000
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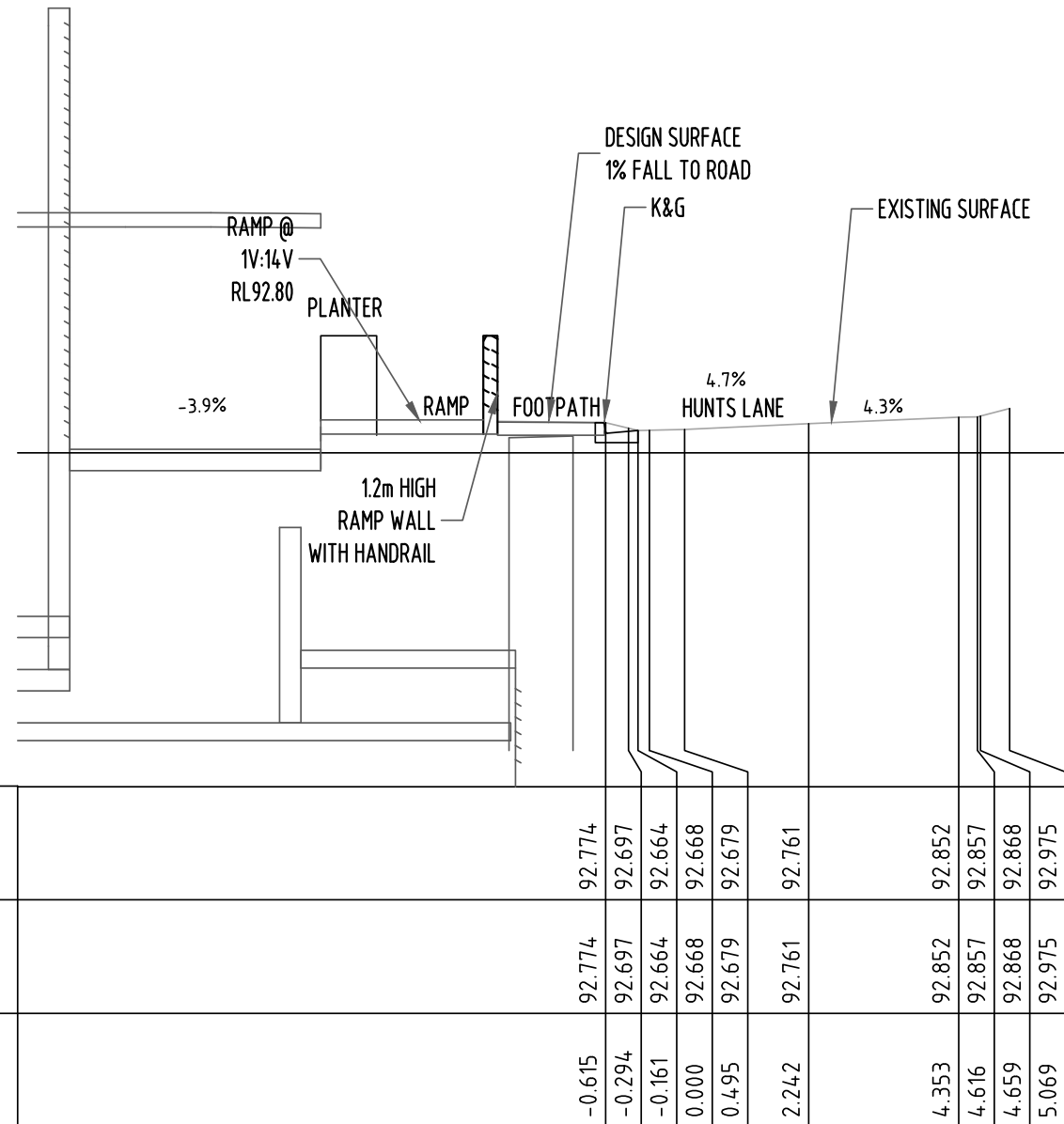
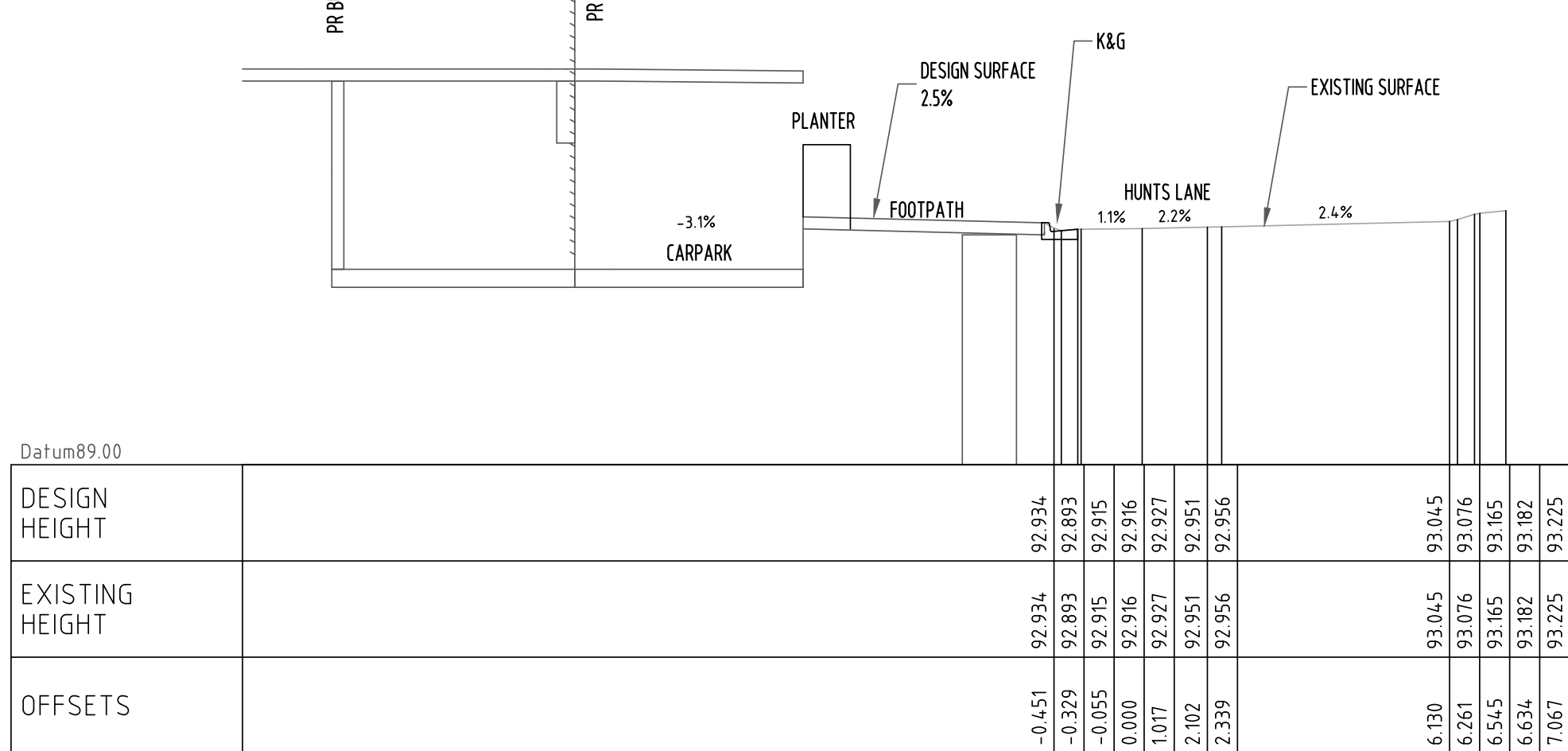
SECTION CHAINAGE 40.000
SCALE 1:100

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03	ISSUED FOR DA APPROVAL	24.06.26		AL	SECTIONS BEECROFT RD 48-54 Beecroft Rd & 52-54 Rawson St Epping	Local Government Area: PARRAMATTA				
02	ISSUED FOR DA APPROVAL	15.05.26		AL		Dwg No. 210803 - C11	Edition 03	Sheet 7/9		
01	ISSUED FOR DA APPROVAL	26.04.22		AL						
Rev	Note	Date	Signature	Checked						



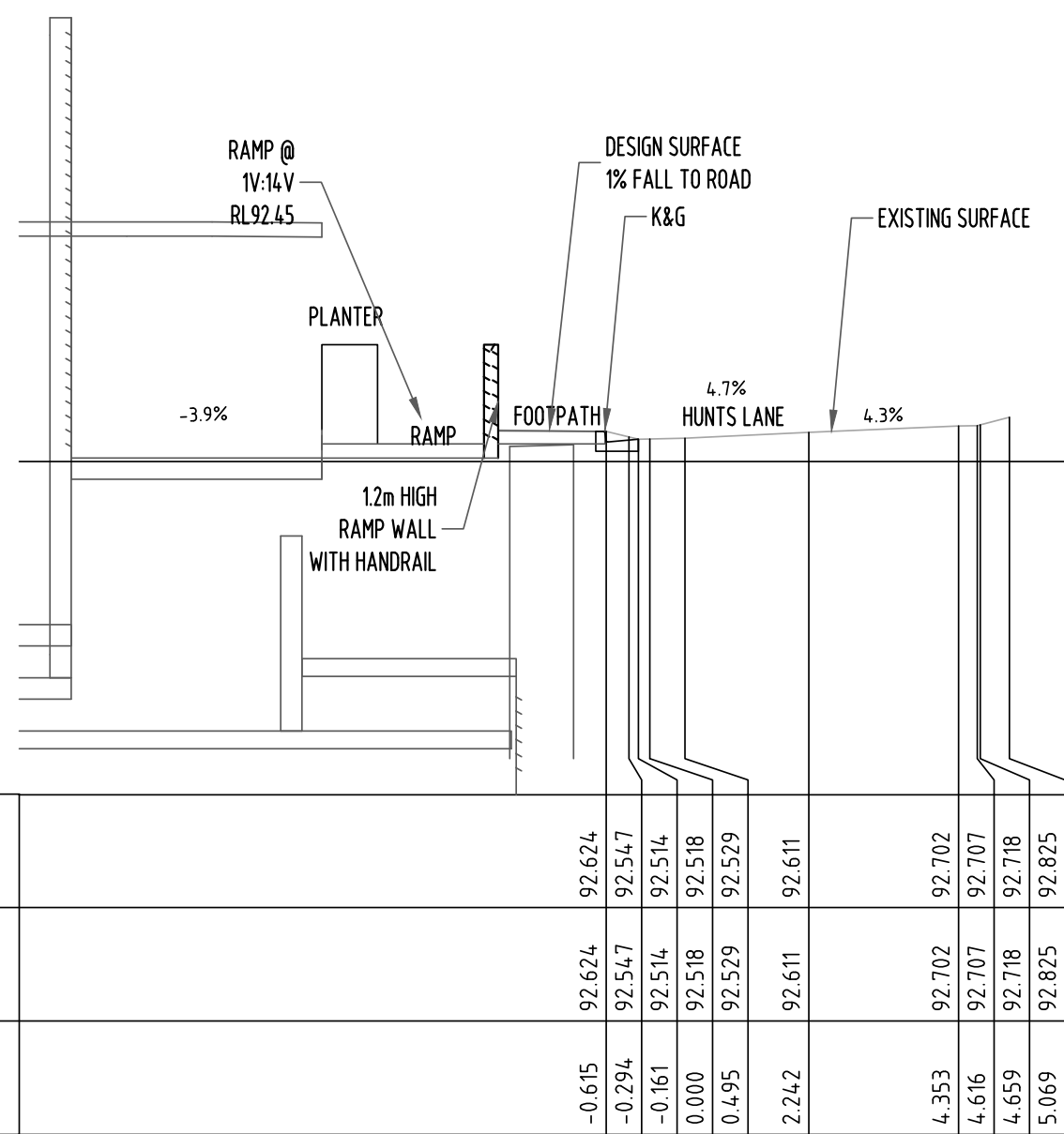
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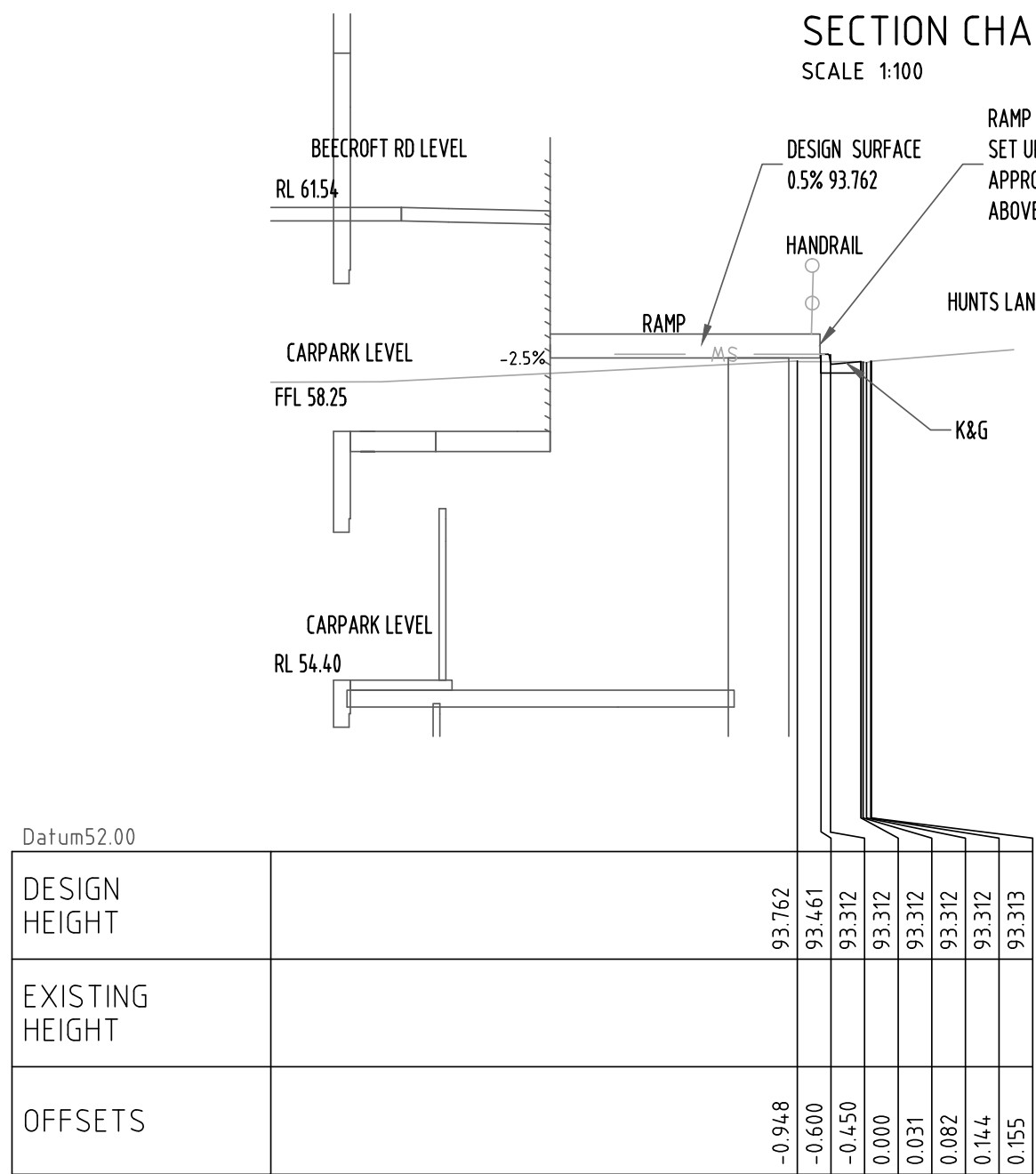
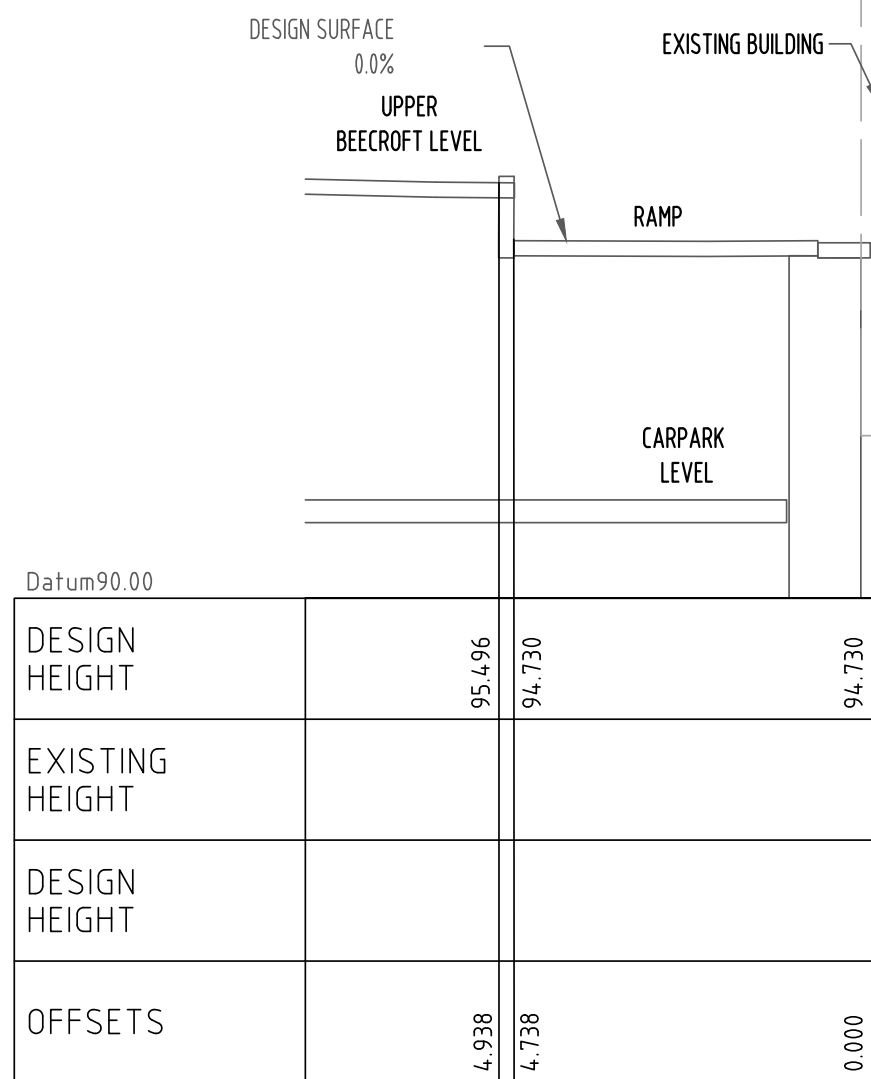
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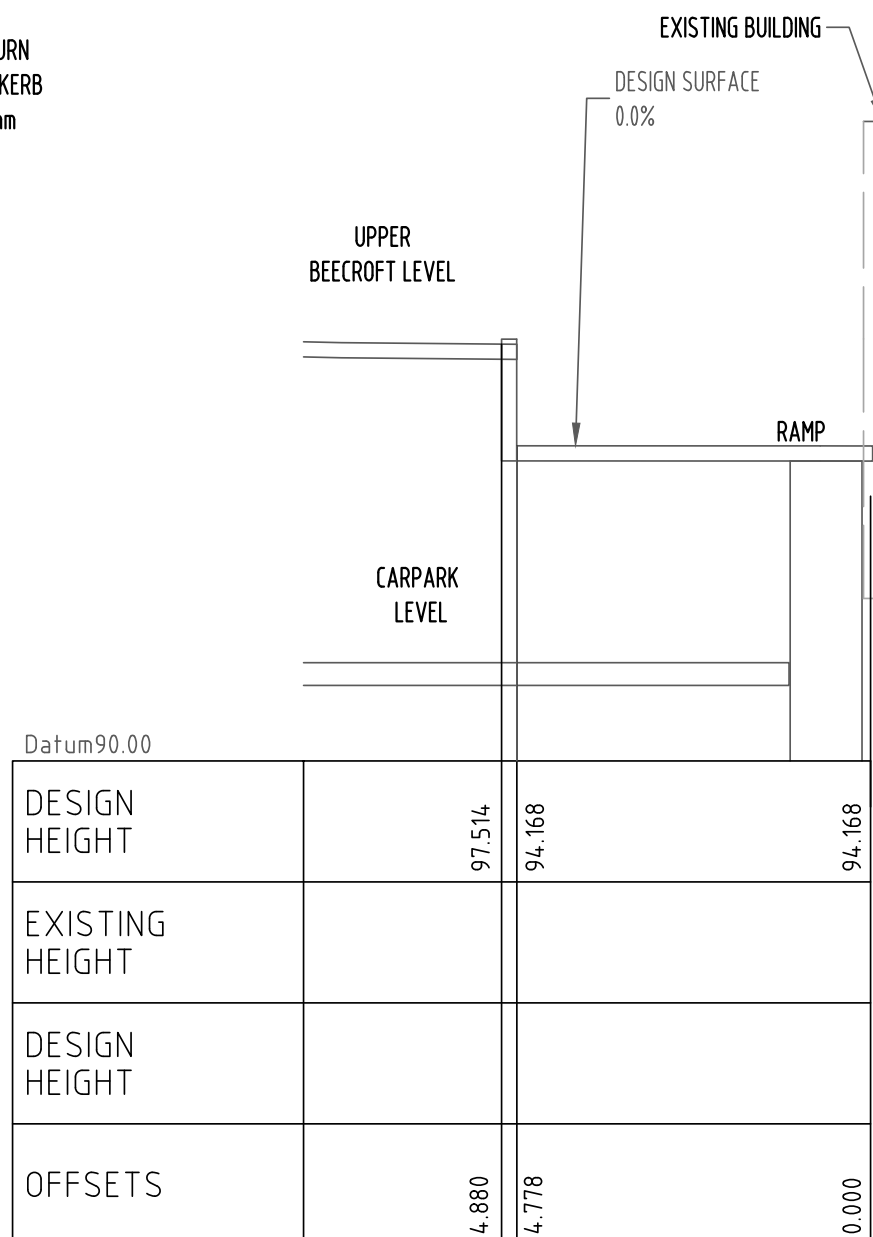
SECTION CHAINAGE 25.000

SCALE 1:100



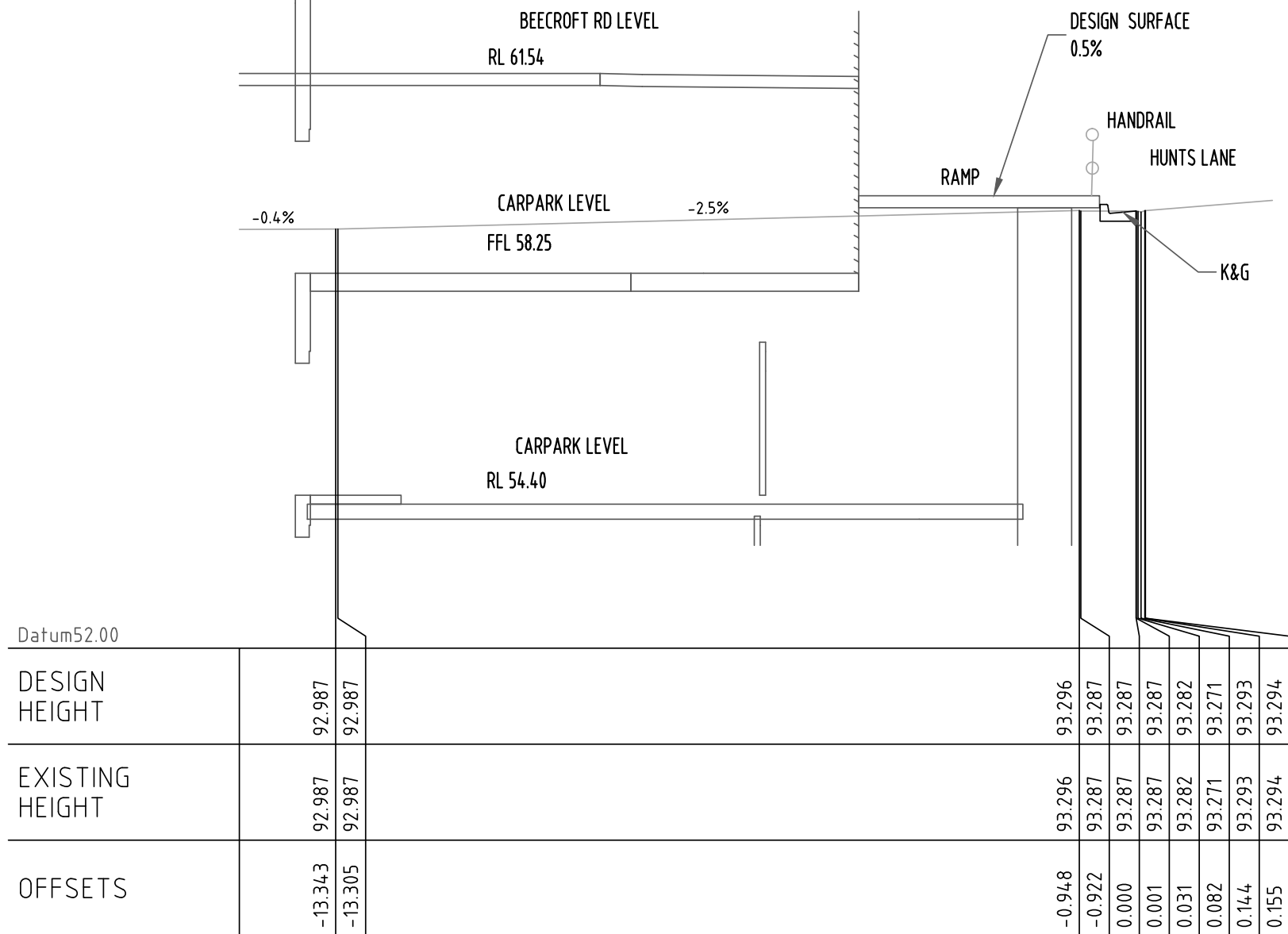
SECTION CHAINAGE 50.000

SCALE 1:100



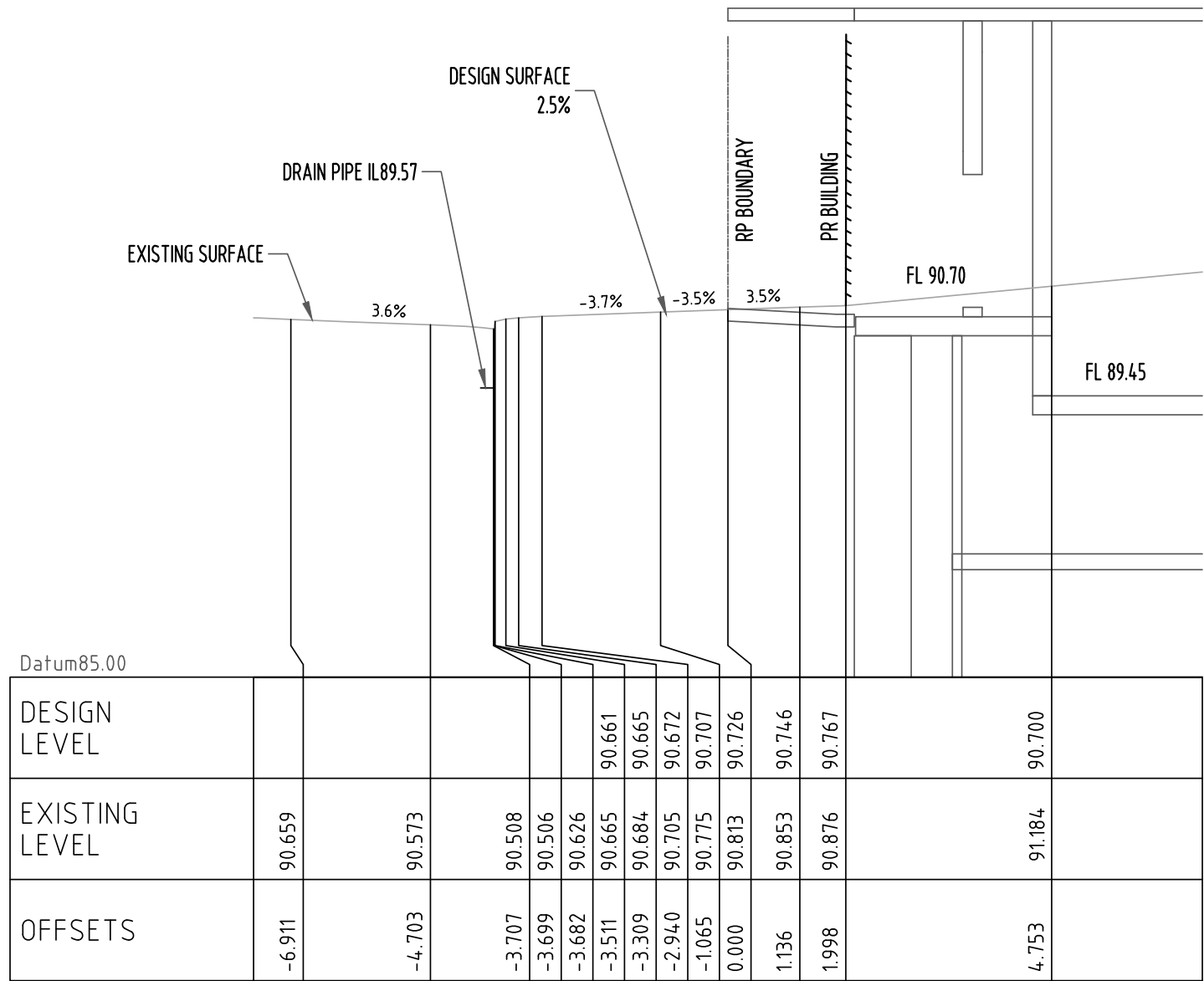
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SCALE 1:100

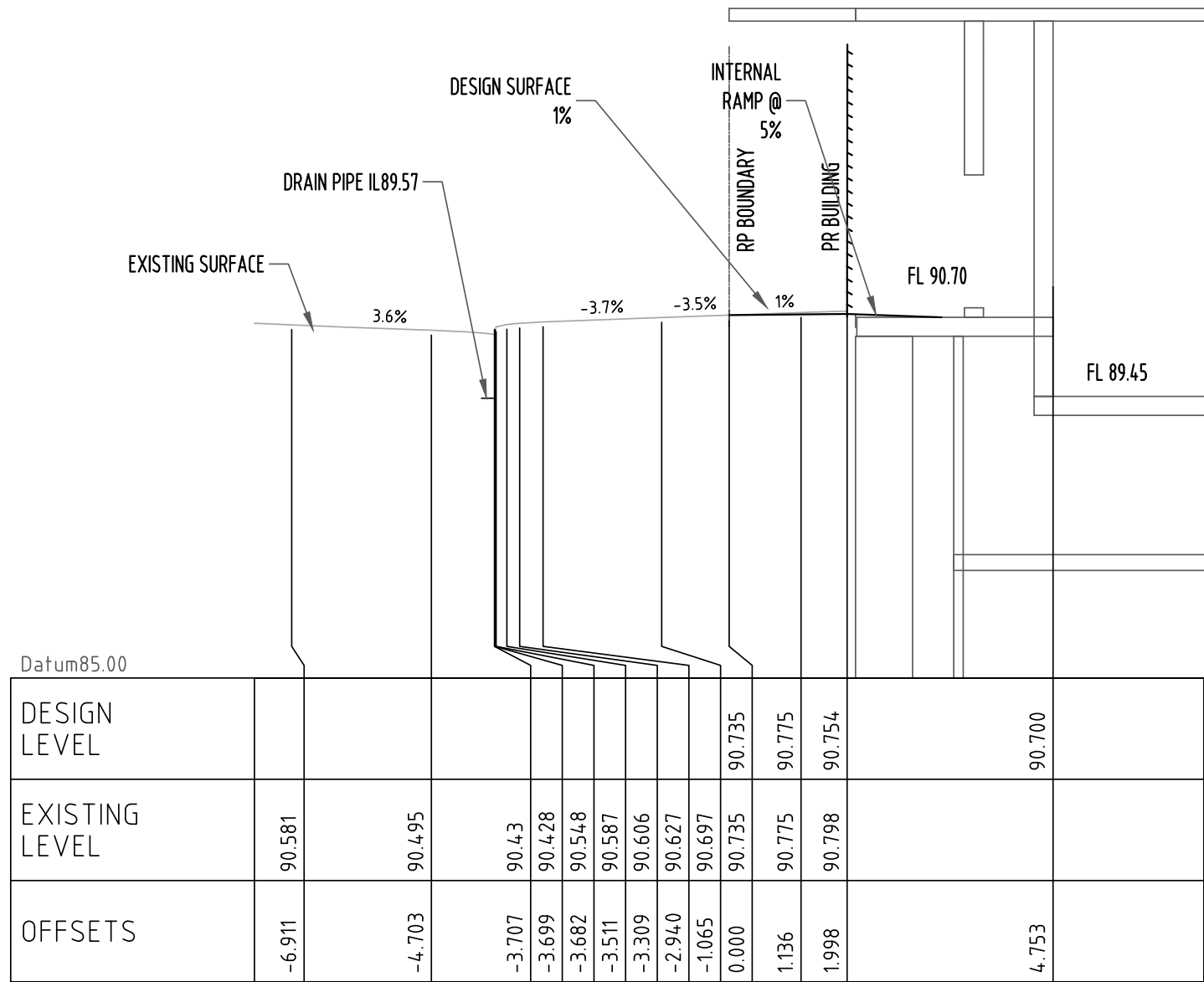


SECTION CHAINAGE 40.000

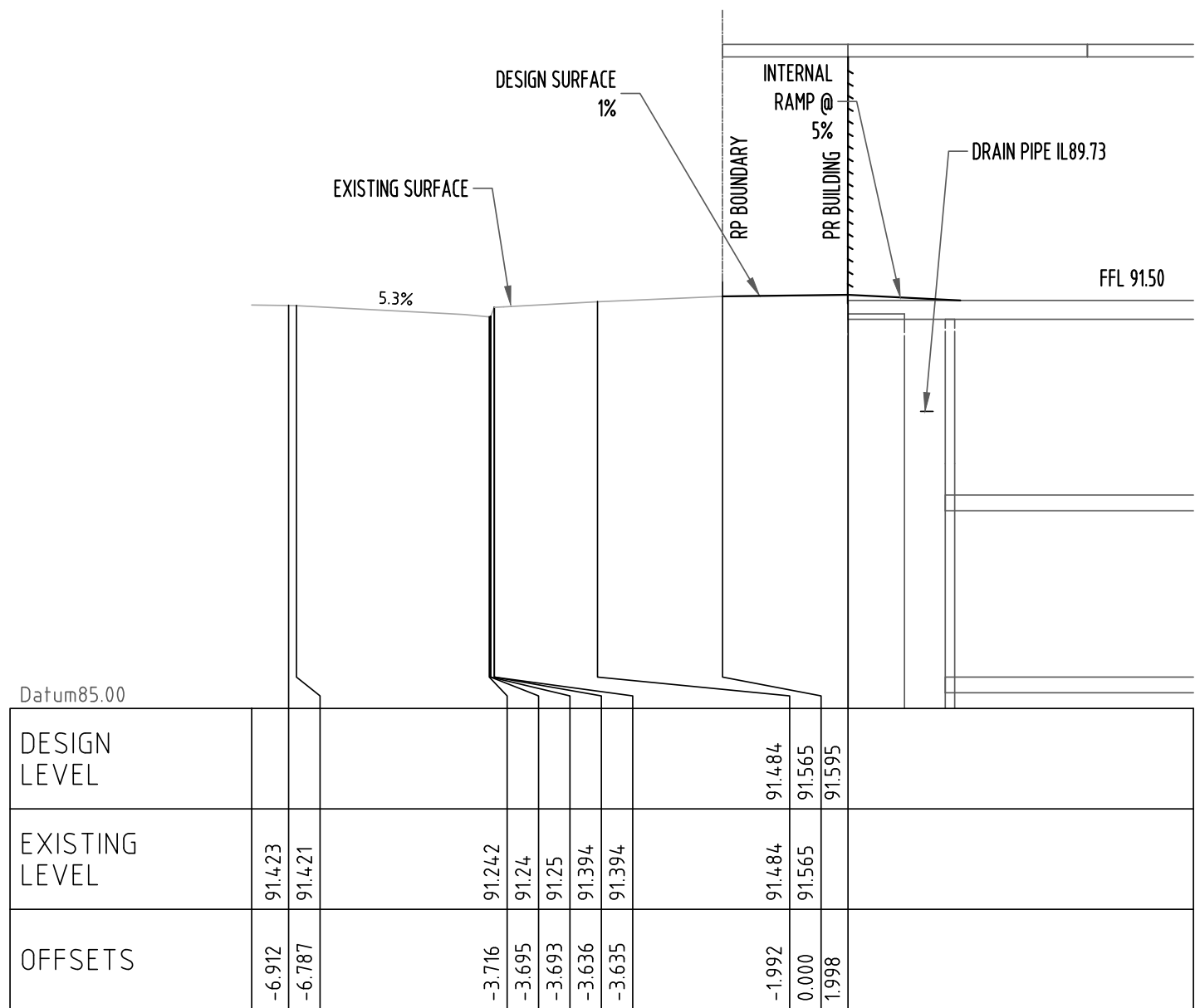
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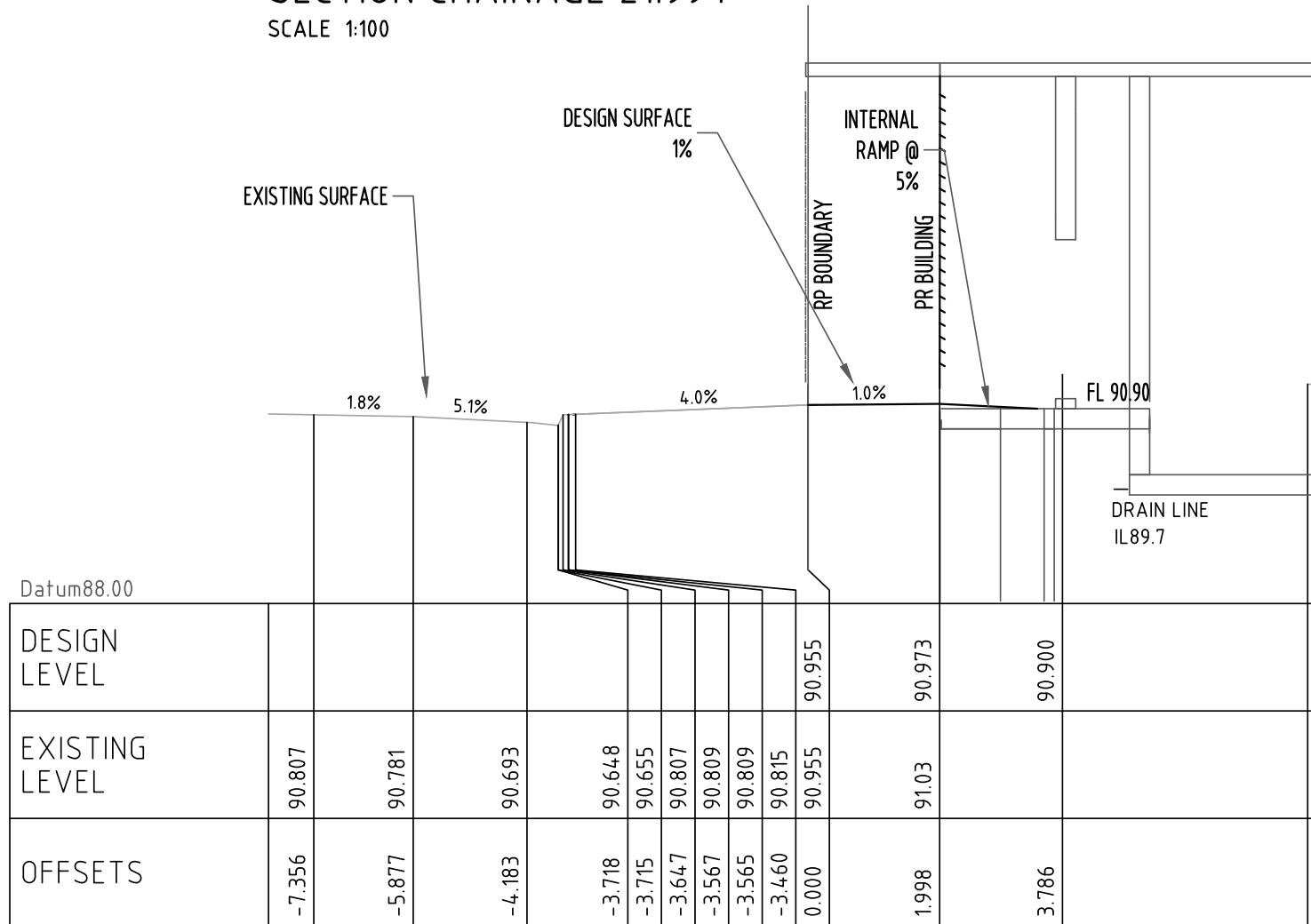
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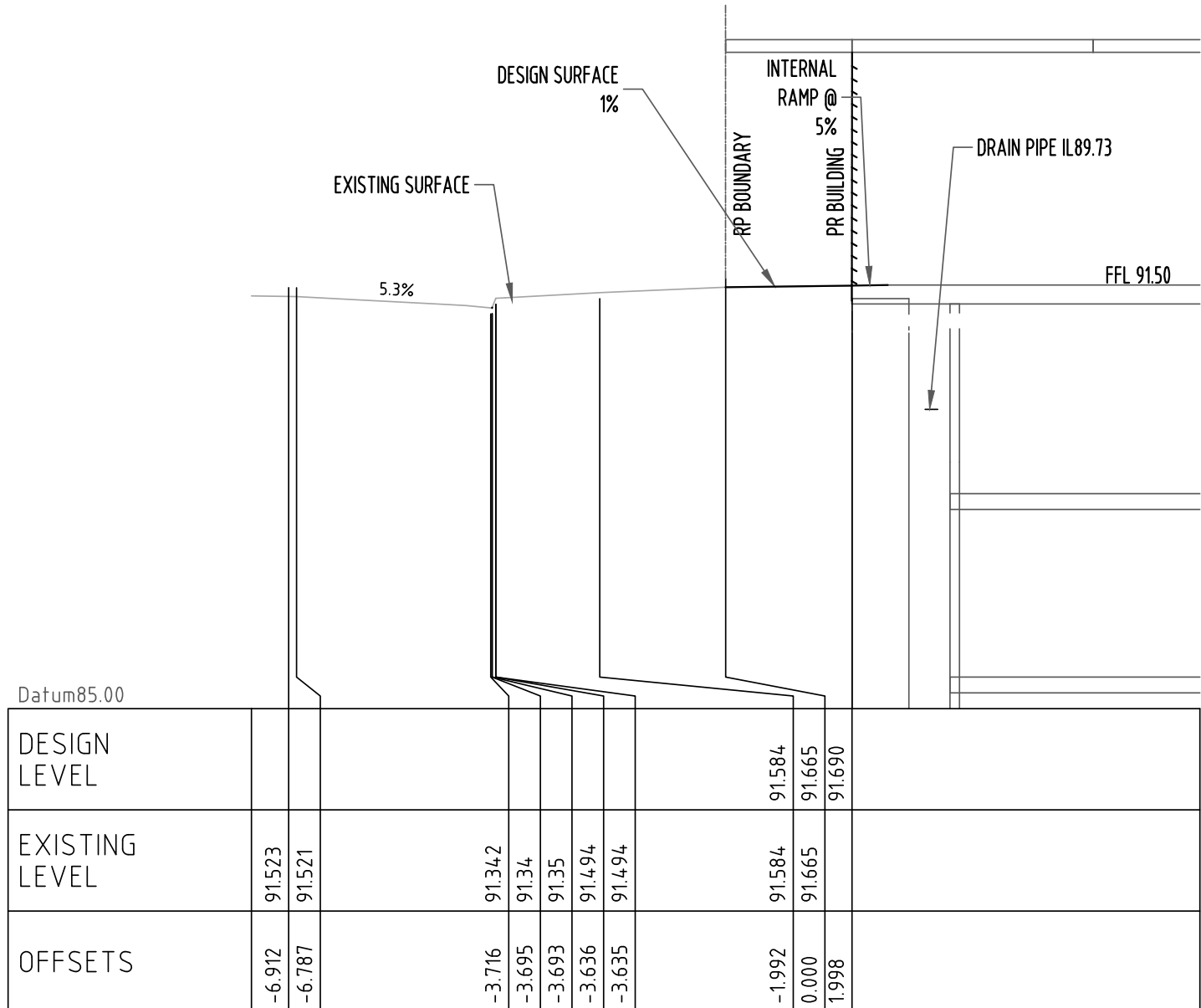
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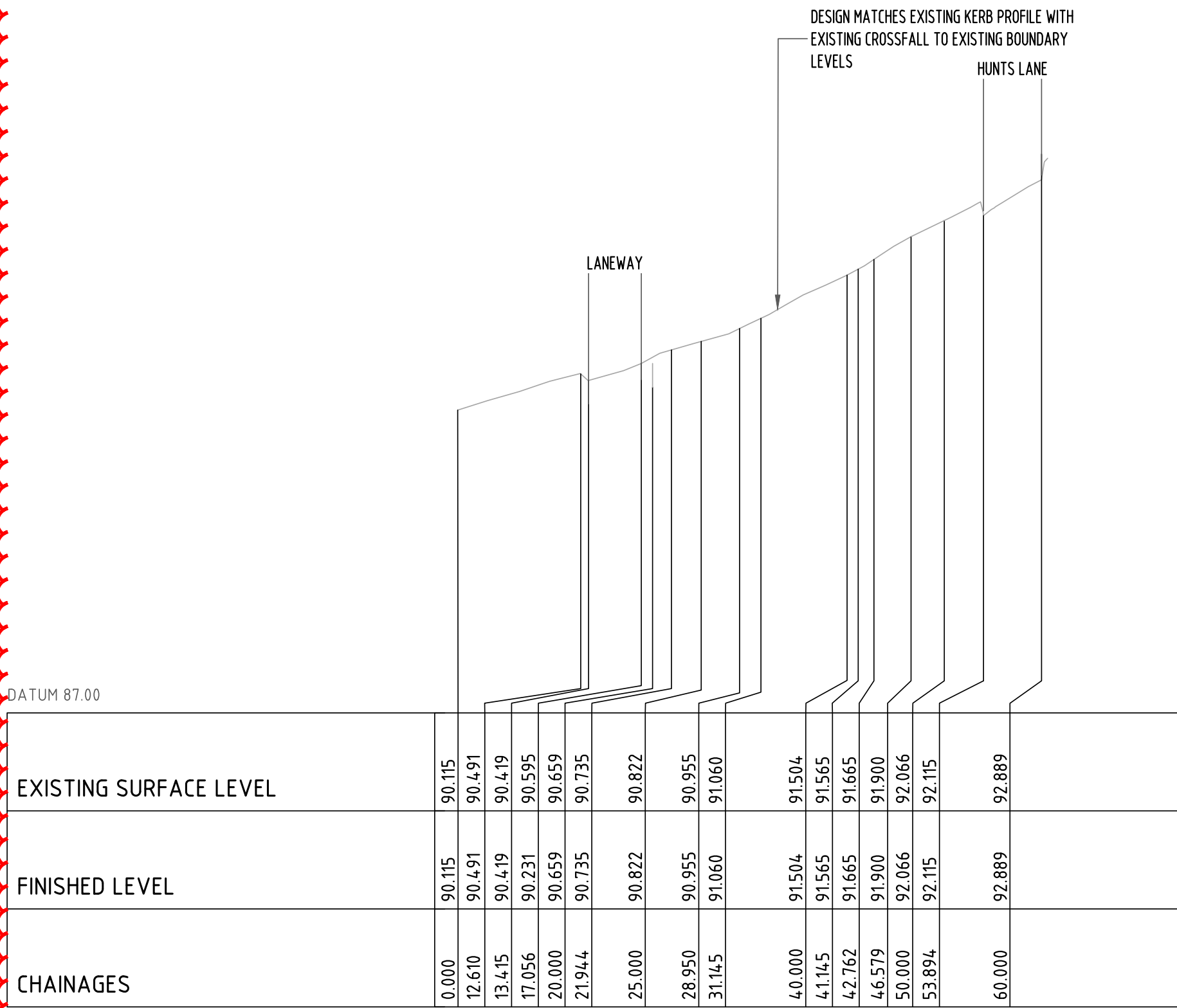
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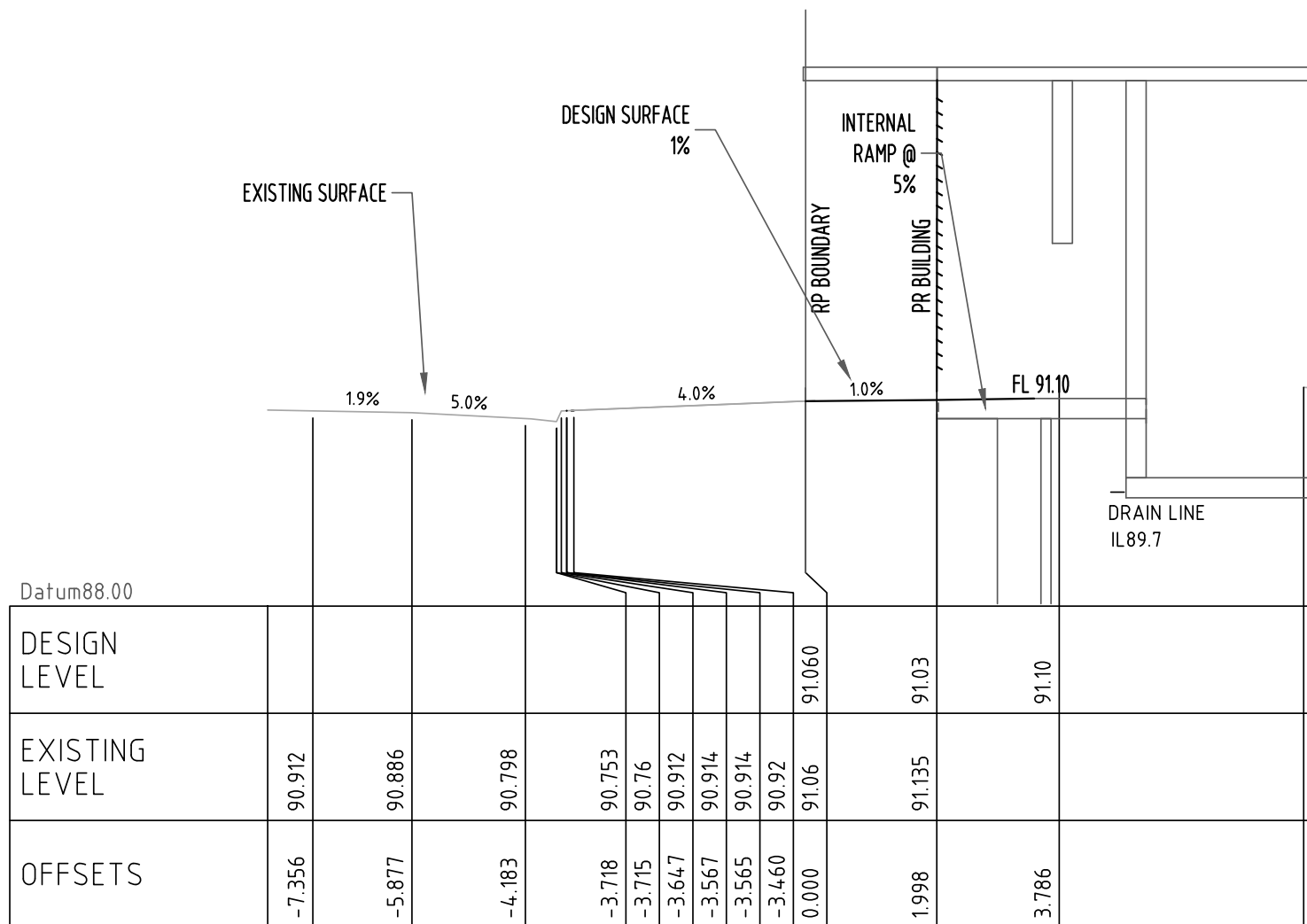
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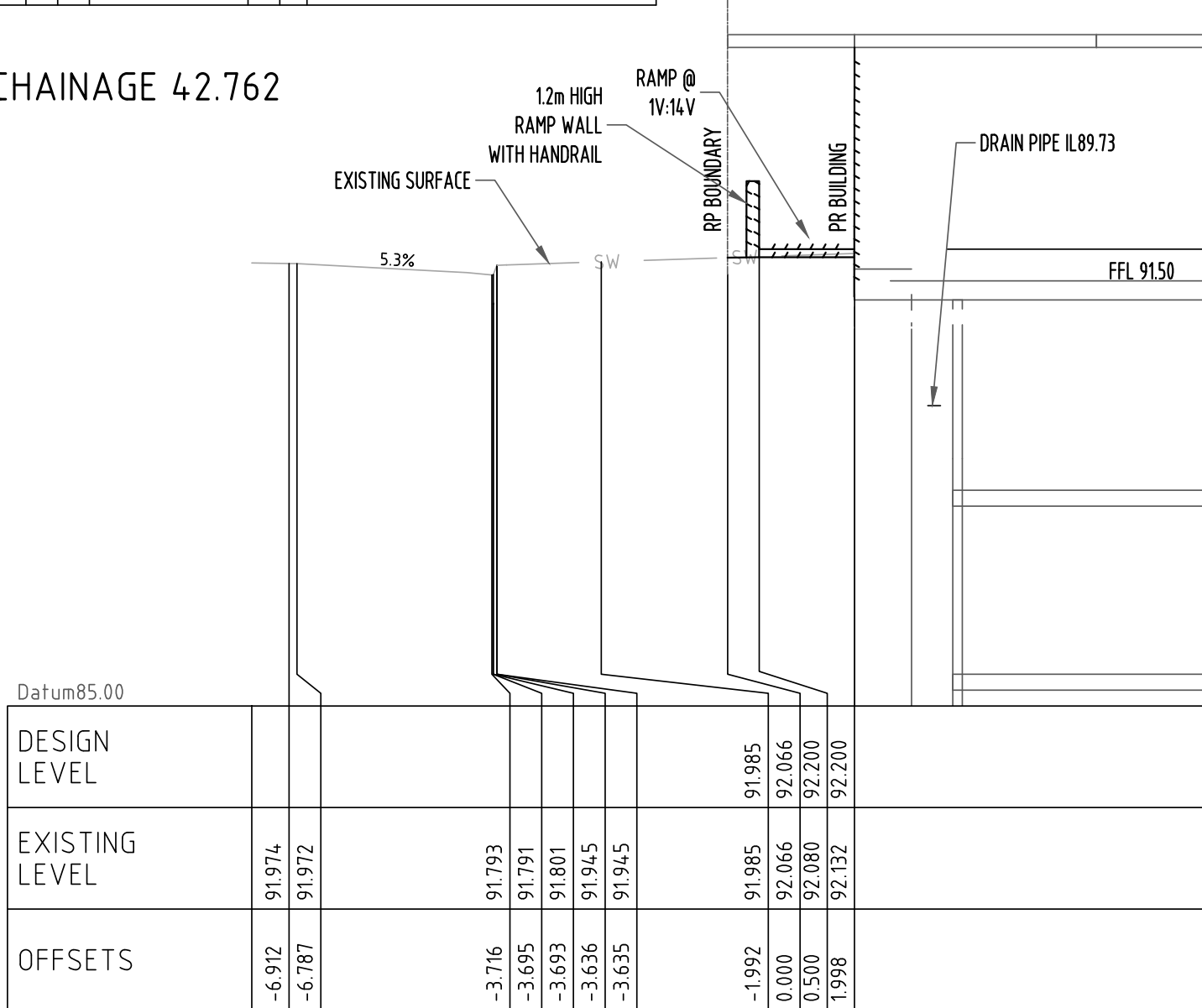
SECTION CHAINAGE 42.762
SCALE 1:100



RAWSON ST LONGSECTION
SCALE: H 150, V 150



SECTION CHAINAGE 31.145
SCALE 1:100



SECTION CHAINAGE 50.000
SCALE 1:100



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02	ISSUED FOR DA APPROVAL	24.06.26		AL	SECTIONS RAWSON STREET 48-54 Beecroft Rd & 52-54 Rawson St Epping	Local Government Area: PARRAMATTA				
01	ISSUED FOR DA APPROVAL	26.04.22		AL						
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0 10 20 30 40 50 60 70 80 90 100m